

**CITY OF SAN MATEO
RESOLUTION NO. ____ (2023)**

**APPROVING SITE PLAN AND ARCHITECTURAL REVIEW, SITE DEVELOPMENT PLANNING APPLICATION,
TENTATIVE PARCEL MAP FOR LOT MERGER, AND CALIFORNIA ENVIRONMENTAL QUALITY ACT EXEMPTION
INFILL DEVELOPMENT PROJECT FOR CONSTRUCTION OF A NEW MIXED-USE BUILDING WITH COMMERCIAL
USES AND 48 RESIDENTIAL UNITS LOCATED AT 616 S. B STREET
(PA-2022-037, 616 S. B ST., MIXED-USE BUILDING)**

WHEREAS, Nazareth Vista, LLC, (herein referred to as the “Applicant”) submitted a planning application PA-2022-037 with the Planning Division for a Site Plan and Architectural Review, Site Development Planning Application, and Tentative Parcel Map lot merger and construction of a new mixed-use building consisting of 9,199 square-feet of office uses and 48 residential units located at 616 S. B Street (collectively referred to as “Project”) in the City of San Mateo (“City”); and

WHEREAS, the proposed Project is located within the Downtown Area Plan study area; and

WHEREAS, the San Mateo City Charter and Municipal Code Section 27.06.040 authorizes the Planning Commission to take final action on Site Plan and Architectural Review for projects of six or more dwelling units and over 10,000 square feet of non-residential development; and

WHEREAS, approval of the Applicant’s proposal is considered a “Project” for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. (“CEQA”); and

WHEREAS, the City finds that the Project is categorically exempt from CEQA under Guidelines Section 15332 In-Fill Development Projects based on the findings in the section below; and,

WHEREAS, the City finds the Project consistent with the applicable policies of the General Plan and other applicable policies; and

WHEREAS, the Planning Commission held a duly noticed public hearing for the Project on November 28, 2023, at which all public comments were considered.

NOW, THEREFORE BE IT RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA AS FOLLOWS:

1. The Planning Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment. The Project is categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15332 in that:
 - a. The Project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as the applicable zoning designation and regulations.
 - b. The Project site is located within an urban setting on a site of less than five acres (0.64 acres).

- c. The Project site has no value for endangered, rare, or threatened species. The Project will not have a substantial adverse effect on any riparian habitat or sensitive natural community, or on any species identified as a candidate, sensitive, or special status species, identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

The Project will not have a substantial adverse effect on federally protected wetlands through direct removal, filling, hydrological interruption, or other means, and will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

The Project will not conflict with any local policies or ordinances protecting biological resources, such as but not limited to, a tree preservation policy or ordinance; nor will it conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The Project will not impact any threatened or endangered biological resources, and buildings have existed on the site. The Project will include the removal of six trees, and planting of three new trees and twelve new street trees on the Project site. The Applicant will pay a fee in lieu of the difference between the number of trees removed and the number of new trees to be planted.

- d. Approval of the Project will not result in any significant effects relating to traffic. Kittelson and Associates, the City's traffic consultant, prepared a Transportation Impact Assessment (TIA). The TIA concluded that the Project will not cause any study intersection to operate at an unacceptable level of service and will not cause adverse Level of Service (LOS) effects. The TIA also determined that the Project does not require a detailed Vehicle Miles Traveled (VMT) analysis due to the proximity of the Project site to an existing, major transit stop (Downtown Caltrain station) and another transit system (SamTrans), and proximity to downtown.

Additionally, Steer, the City's transportation consultant, prepared a Transportation Demand Management (TDM) plan. The TDM plan contains numerous measures, outlined in the City/County Association of Governments (C/CAG) checklist, to encourage use of alternative transportation modes that would collectively reduce trips by 25%.

The Project will not conflict with an applicable congestion management program and will not result in a change in air traffic patterns. The Project will not substantially increase hazards due to a design feature or incompatible uses, result in inadequate emergency access or inadequate parking capacity, conflict with other adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. All Project safety elements will be designed to meet all applicable California Building, Fire, Safety and any other requirements.

- e. Approval of the Project will not result in any significant effects relating to noise or vibration as conditioned. The Project will not expose persons to or generate noise levels, groundborne vibration, or groundborne noise levels in excess of standards established in the local general

plan or noise ordinance, or applicable standards, and will not create a substantial permanent increase in ambient noise levels in the Project vicinity above existing levels.

The Project may expect a substantial temporary or periodic increase in groundborne vibration and ambient noise levels in the Project vicinity above levels existing without the Project, but only during the period of construction. Noise generated during construction would differ depending on the construction phase and the type and amount of equipment used at the construction site. The Applicant will be required to abide by the conditions of approval, construction work hours, and comply with the City's Noise Ordinance.

- f. Approval of the Project will not result in any significant effects relating to air quality, as conditioned. The Project will not conflict with or obstruct implementation of the applicable air quality plan, violate any air quality standard or contribute substantially to an existing or projected air quality violation, result in a cumulatively consideration net increase of any criteria pollutant, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

The Project will have limited impact to air quality and would not subject customers or employees of nearby businesses, visitors, residents, and/or neighbors to objectionable odors.

The Project would not result in additional exposure of sensitive receptors to substantial pollutant concentrations in the long term but has the potential to generate dust and other pollutants, during demolition, grading, and construction. However, the impact of dust generated by demolition, grading and/or construction activities is temporary in nature and limited to site preparation and future construction of the new residential development. Conditions of approval to minimize dust and vehicle emissions during grading and construction activities are included.

- g. Approval of the Project will not result in any significant effects relating to water quality. The Project will not violate any water quality standards or waste discharge requirements or substantially deplete groundwater supplies or interfere substantially with groundwater recharge as the site is not serviced by nearby wells, nor will it alter the existing drainage pattern of the site or area, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems.

The Project will not otherwise substantially degrade water quality or place housing or structures within a 100-year flood hazard area since the Project is not located within a 100-year flood plain. The Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam or create inundation by seiche, tsunami, or mudflow since the Project is not located in an area of potential inundation as identified in the City's General Plan.

- h. The site is adequately served by all required utilities. The Project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, require or result in the construction of new storm water drainage facilities or expansion of existing facilities. The Public Works department has

determined that there is adequate infrastructure capacity serving the site to adequately handle the increases.

- i. The site is adequately served by all required public services. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, in order to maintain acceptable service ratios, response times or other performance objectives for Fire protection, Police protection, Schools, Parks, or other public facilities. The Project will be subject to various impact fees, and is located in an urbanized area served by municipal services, therefore it is not anticipated to significantly impact public services or require the additional construction of public facilities as the proposed multi-family residential use can be accommodated with existing levels of service.

BE IT FURTHER RESOLVED, BY THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA
AS FOLLOWS:

1. The Project conforms to applicable policies of the Land Use, Circulation, Urban Design, Housing, Conservation and Open Space, and Noise Elements of the City's General Plan.
 - a. The Project conforms to Policy LU 1.8 of the Land Use Element, which encourages mixed-use developments that include multi-family dwellings in non-residential land use categories. The Project combines both commercial uses and multi-family residential uses which also complement the existing commercial uses in the vicinity and in the adjacent downtown core. In conformance with Policies LU 2.4 and 3.1, the Project proposes these uses to further the downtown area as the social, cultural, and economic center of the City.
 - b. In conformance with Policies C2.5 and 2.10 of the Circulation Element, a Transportation Impact Analysis and Transportation Demand Management Plan have been prepared for the Project. The Transportation Impact Analysis concludes that the Project will not result in a significant impact caused by increased Vehicle Miles Traveled (VMT). The Applicant would implement a Transportation Demand Management Plan that includes specific trip-reduction measures for the life of the Project. The Project will also install new pedestrian enhancements such as sidewalks, ramps, and streetlights in conformance with Policies C4.4 and C4.5. Lastly, the Project is subject to Assembly Bill 2097, which prohibits the City from imposing minimum parking requirements, including the City's parking in-lieu fee, for Projects within one-half mile of a major public transit stop.
 - c. The Project conforms to Policy UD2.3 in the Urban Design Element, in that the building materials complement the style of Project and incorporate common materials of the area, including wood cladding and stucco. The Project also conforms to Policies UD2.6, UD2.9, and UD2.10 in that the building is oriented towards S. B Street to encourage pedestrian activity. The Project also features pedestrian oriented design elements including provisions for wide sidewalks, ground floor windows along all street-facing facades, and enhanced landscaping with an outdoor seating area along 6th Avenue.
 - d. The Project conforms to Policy H1.3 of the 2023-2031 Housing Element in that the Project includes 48 rental housing units in a mixed-use building. In addition, the Project devotes five

of the total units to the Very Low-income category and will be responsible for payment of a Commercial Linkage Fee in conformance with the City's below-market-rate inclusionary program and Policy H3.3.

- e. Policy C/OS 6.6 of the Conservation and Open Space Element requires that new developments provide street trees, which this Project conforms to in that a total of three new trees along the 6th Avenue open space and 12 new street trees are proposed in conformance to the Street Tree Master Plan.
 - f. The Project conforms to Policies N1.1 and N1.2 of the Noise Element in that an acoustical analysis will be required for the Project at the building permit stage of the process ensuring that operational noise levels will not exceed noise limits. In addition, the Project shall conform to Policy N2.1 in that noise measures and monitoring during construction have been included as conditions of approval.
2. The Project conforms to applicable goals and policies of the City's Downtown Area Plan.
- a. In conformance with Goal 1, the Project compliments the downtown character by incorporating a mix of traditional and contemporary architectural elements. These elements include wood siding with metal accents and rectangular building massing with prominent building corners consisting predominantly of glass.
 - b. The Project is also consistent with Policy II.10 in that it includes both retail and residential components, allowing for a diverse mix of uses, including affordable units.
 - c. In conformance with Policies III.2 and III.7, the Project enhances the pedestrian environment by providing wider sidewalks, pedestrian bulbs at intersections, prominent building entries, outdoor seating, bicycle racks, and landscaping. The Project will also update the site lighting and locate utilities within the building.

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, DOES HEREBY APPROVE THE 616 S. B ST. MIXED-USE PROJECT, PA-2022-037 BASED UPON THE FOLLOWING FINDINGS FOR APPROVAL AND THE CONDITIONS OF APPROVAL INCLUDED IN EXHIBIT A TO THIS RESOLUTION:

1. The Site Plan and Architectural Review (Municipal Code Section 27.08.030) application for construction of a mixed-use building and associated Conditions of Approval are approved based on the following findings:
- a. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
 - i. The Project employs a high quality, contemporary building design while incorporating traditional materials that enhance the existing architectural character of the surrounding area including wood cladding and stucco; and
 - ii. The Project is of a similar bulk and mass as the surrounding multifamily residential buildings and provides a landscaped yard that is consistent with properties along both sides of 6th Avenue; and

- iii. The pedestrian improvements create a walkable and inviting pedestrian realm that substantially conform with the City's guidelines relating to sidewalks; and,
 - iv. The Project incorporates new landscaping throughout the Project's open space areas to further enhance the pedestrian realm.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City in that:
 - i. The Project provides residential and commercial uses that together complement existing commercial uses in the vicinity and in the downtown core to the north;
 - ii. Construction of the Project is required to adhere to conditions of approval that limit noise and vibration effects to the adjacent structures;
 - iii. The Project is consistent with the General Plan and Zoning Code excepting standards modified via state law, otherwise known as waivers. The Project requests five waivers. It is determined that the 2% increase in ramp slopes would still meet safety standards; the increase in compact parking stalls is not prohibitive of larger vehicles; changing setbacks would still meet Fire requirement; there is adequate space to accommodate loading facilities within the public right of way; and the 0.1% increase in the floor area ratio will allow construction of additional housing units; and,
 - iv. The Project is in substantial conformance with the Downtown Area Plan, Bicycle Master Plan, and Citywide Pedestrian Master Plan.
 - c. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare in that:
 - i. The Project consists of a new mixed-use building with commercial and residential uses in an area well-served by public transit;
 - ii. The Project provides new, well-designed housing units, particularly rental housing that provides opportunities for those unable to manage the expense of ownership housing; and,
 - iii. The Project optimizes the Project vicinity's development potential for commercial uses furthering the downtown as the economic center of the City.
 - d. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site.
 - e. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the buildings, paths of travel, and parking facilities will be required to conform to the City's current Security Ordinance through conditions of approval.
- 2. The Site Development Planning Application (Municipal Code Section 23.40.040) for the removal of major vegetation and associated Conditions of Approval are approved based on the following findings:
 - a. The Project will result in the removal of six existing trees, of which two are considered Protected Trees. The removal of these trees is necessary to accommodate the development of the proposed

Project. All trees will be removed and replaced with appropriate landscaping to enhance the site and pedestrian realm through planting of new trees in the 6th Avenue yard and new street trees along all frontages of the Project.

- b. All concerns regarding tree removal on the site have been addressed as conditions of approval requiring conformance to the City's landscape regulations, through the provision of extensive landscaping, including planting of three new trees and 12 new street trees, as shown on the Project plans, and/or through the payment of a fee to the City's tree planting fund.