

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

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

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

**Tuesday, February 8, 2022  
Remote 7:00 PM  
Regular Meeting**

**CALL TO ORDER**

This meeting is being held under the provisions of State of California Bill AB361; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Remote: Vice-Chair Margaret Williams, and Commissioners John Ebnetter, Adam Nugent and Seema Patel  
Absent: None

**CONSENT CALENDAR**

1. Planning Commission Meeting Minutes – Approval

Approve the minutes of the Planning Commission Regular meeting of December 14, 2022.

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

**PUBLIC COMMENT:** None.

**PUBLIC HEARING**

2. 3125 Clearview Way, Proposed Outdoor Amenity Space for Food Trucks (PA-2021-047)

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

Commissioner Questions:

Commissioners asked questions on tree removal and parking space relocation.

Public Comment: No public comment.

Commissioners Comments:

The Commission expressed support for this project.

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

## STUDY SESSION

3. Pre-Application Review for a Proposed Five-Story Mixed-Use Building at 616 South B Street (PA-2021-036)  
Associate Planner Somer Smith, presented an overview of the proposed project.

Applicant and Architect, Moshe Dinar presented the project.

### Commissioner Questions:

Commissioners asked clarifying questions about Housing Accountability Act (HAH), Below Market Rate (BMR) program, and State Density Bonus Law, zoning code compliance, and setbacks. Clarifying questions were raised about concessions/ incentives and how they could be combined with the waivers requested by the applicant. More clarification was sought regarding code requirement for setbacks along 6<sup>th</sup> and 7<sup>th</sup> Ave.

### Public Comments:

Frank Garitano, Marcus Corley, Noemi Avram, and John Hershberger expressed concerns about not having a 20-foot setback on 6<sup>th</sup> Avenue citing concerns of safety, loss of character of the neighborhood, lack of green space, trash receptacle placement, lack of loading area, and loss of walkability. Boon Kang and Raayan Montashemi would like the parking ratio (reduction of parking) to be considered by applicant to increase living spaces. Mr. Kang also felt that set-back on 6<sup>th</sup> Avenue would be necessary for the neighboring residents at the Gramercy. Mr. Montashemi was in favor of waiver for setbacks to increase units to up to 3 bedrooms. Camille Christie, Executive Director, The Stratford Activities would like to see a rooftop garden on this building and had concerns on parking ratio due to limited street parking. Martin Wiggins offered support of this project. Beth Cheng was opposed to new development citing concerns of increased traffic, trash, and less green space.

### Commissioner Comments:

Commissioners commented on the following items:

Below Market Rate Inclusionary Program: All commissioners were in favor of maximizing to have 48 units, including mix of low income, very low, and/or moderate. Commissioners opined that with some compromise on parking, owned vs. rental unit options could achieve the 48 units.

Building Design and Massing: Most commissioners would like to see some architectural changes to achieve the number of units but still maintaining 20-foot setbacks on 6<sup>th</sup> Ave. and 7<sup>th</sup>. Some of those changes could include, Increasing height of building, changes in upper floor step back, reducing space in amenities, or reduction of parking. Commissioner Patel was opposed to maintaining the 20-foot setback if it impeded on the ability to achieve the size and number of units. Most commissioners liked the building design but suggested considerations of more traditional architecture in the area, changes that make the lower floors more pedestrian and bicycle safe, possible addition of rooftop gardens, and architecture that supports outdoor seating and congregating. Most commissioners saw the benefit of conducting a 3<sup>rd</sup> party design review for the project.

## REPORTS AND ANNOUNCEMENTS

CDD Deputy Director Zachary Dahl provided updates on items for future Planning Commission meetings. The election of interim Chair and Vice-chair was requested to be added to the next planning commission meeting agenda.

## ADJOURNMENT

The meeting adjourned at 9:45pm.

APPROVED BY:

*Margaret Williams*

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Margaret Williams, Vice-Chair

SUBMITTED BY:

*Mary Way*

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Mary Way, Administrative Assistant