

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

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

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

**Tuesday, October 10, 2023
Hybrid 7:00 PM
Regular Meeting**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chair John Ebnetter, Vice Chair Seema Patel, Commissioners Adam Nugent, Martin Wiggins, and Margaret Williams
Absent: None

PUBLIC COMMENT:

None.

PUBLIC HEARING

1. 29 Baytree Way and 22 De Sabla Road Duplex Condominium Conversion – Tentative Parcel Map and Parking Variance (PA-2022-064)

Associate Planner, Laura Richstone, presented an overview of the architectural and site design, and uses of the proposed project.

Applicant, Robert Russell, presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on the 1-hour fire rating between units, lot line adjustments, Assembly Bill 2097, parking, and Covenants, Conditions & Restrictions (CC&R).

Public Comments:

None.

Commissioner Comments:

Commissioners expressed support for the project because it meets all the findings.

The Commission moved to adopt a resolution to approve a Tentative Parcel Map, Variance (Parking and Setbacks), Site Plan and Architectural Review, and California Environmental Quality Act (CEQA) exemption for the conversion of an existing duplex from single entity ownership into a condominium which would allow each unit to be individually owned based on the Findings for Approval and subject to the Conditions of Approval.

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

Absent: None

PUBLIC HEARING

- 2. Bay Meadows Phase II Development Agreement – Annual Review and Extension Request (PA-2023-050)
Senior Planner, Rendell Bustos, and Contract Planner, Lisa Costa Sanders, presented an overview of the Bay Meadows Phase II development, the development agreement extension request, and the annual compliance review of the development agreement.

Applicant, Janice Thatcher, presented background on the development agreement extension request.

Commissioner Questions:

Commissioners asked clarifying questions on the effect of denying the extension request, whether the development agreement permits delays, the purpose behind the first and second readings by the City Council, and what land uses occupied Mixed Use 1 (MU-1) site.

Public Comments:

None.

Commissioner Comments:

Commissioners expressed support for the extension request.

The Commission moved to adopt a Resolution accepting the Annual Reports on the Bay Meadows Phase II Development Agreement finding that Bay Meadows Main Track Investors, LLC has complied in good faith with the terms of the Development Agreement for the period covering December 21, 2020 through December 20, 2022; and Recommend to City Council adoption of an Ordinance to approve a three-year extension of the Bay Meadows Phase II Development Agreement.

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

REPORTS AND ANNOUNCEMENTS

Planning Manager, Manira Sandhir, provided updates on items for future Planning Commission meetings, including the cancellation of the 11.14.2023 Regular meeting and addition of the 11.28.2023 Regular meeting. There were no other reports from Commissioners or the City Attorney.

ADJOURNMENT

The meeting adjourned at 7:53 pm.

APPROVED BY:

SUBMITTED BY:

John Ebneter, Chair

Ashley Snodgrass, Administrative Assistant

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