

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](http://www.cityofsanmateo.org)

**Tuesday, December 12, 2023  
Hybrid 7:00 PM  
Regular Meeting**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

**CONSENT CALENDAR**

1. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Special meetings of 9.12.2023, 9.26.2023, and 10.05.2023. Approve the minutes of the Regular meetings of 10.10.2023 and 10.24.2023.

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

Commissioner Williams pulled the minutes of the Regular meeting of 10.24.2023.

**PUBLIC COMMENT:**

Public Commenter, Steve Doukas, voiced concern for a proposed facility wireless permit.

**PUBLIC HEARING**

2. 477 9th Avenue - New Five-Story Mixed-Use Building (PA-2022-047)

Associate Planner, Linda Ly, presented an overview of the architectural and site design, and office/residential uses of the proposed project. Staff also presented one proposed modification to the resolution to add a Below Market Rate (BMR) Unit Condition of Approval.

Applicant, Stephen Siri of The Martin Group, presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on very low-income units, egress diagrams for required exits, building materials, timeline between demolition and construction plan for heritage trees, preservation of eucalyptus trees, tree removal, shared parking spaces, and Electric Vehicle (EV) charging stations.

Public Comments:

Public commenters included Thomas Maccarra, Michelle Maccarra, J’Anthony Menjivar, Maurine Killough, David Light, Laurie Watanuki, Adam Klafter, Ken Chan, Ken Abreu, Wendy Lane, RA, and Jordan Grimes. Public commenters expressed concern for removal of heritage trees, lack of 3-bedroom/family-sized units, parking, Transportation Demand Management (TDM) measures, traffic analysis, size and height of buildings, and density. Public commenters showed support for Spanish Revival Style building design, Below Market Rate (BMR) units, larger units, building amenities, and bicycle parking. Public commenters also advocated for livable wages and local hire for carpenters.

Commissioner Comments:

Commissioners voiced support for the creation of additional housing and building design. Commissioners expressed concern for tree removal, minimal windows in units, and the driveway from a pedestrian standpoint.

The Commission moved to adopt a Resolution to approve a Special Use Permit (SUP), Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) for a new five-story mixed-use building with office uses and 120 residential units at 477 9th Avenue, and find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects), based on the Findings for Approval and subject to the Conditions of Approval, as amended.

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

**PUBLIC HEARING**

616 S. B Street – New Five-Story Commercial/Residential Mixed-Use Building (PA-2022-037)

Associate Planner, Somer Smith, presented an overview of the architectural and site design, and uses of the proposed project. Staff also presented one proposed modification to the resolution to add a Below Market Rate (BMR) Unit Condition of Approval.

Applicant, Evan Sockalosky, presented the project.

Commissioner Questions:

Commissioners asked clarifying questions on retail tenants, family unit location, parking, retail parking, unbundled parking, preference for retail on ground floor, living spaces on building corners, glass on retail frontage, wood surface material on exterior of building, mechanical equipment on roof, green waste, and storm water collection system.

Public Comments:

Public commenter, J’Anthony Menjivar, advocated for livable wages and local hire for carpenters.

Commissioner Comments:

Commissioners expressed support for the project. Commissioners suggested putting living spaces in corners of the building rather than bedrooms.

The Commission moved to recommend the City Council adopt a Resolution to approve the Site Plan and Architectural Review (SPAR), Site Development Planning Application (SDPA), and Tentative Parcel Map to merge two lots, for a five-story mixed-use building with commercial uses and 48 residential units at 616 S. B Street, and find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15332 (In-

Fill Development Projects), based on the Findings for Approval and subject to the Conditions of Approval, as amended.

Moved:	Wiggins, Seconded: Williams
Ayes:	Ebnetter, Patel, Nugent, Wiggins, Williams
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 12.26.2023 and 1.09.2023 Regular meetings and addition of the 1.30.2023 Special meeting. There were no other reports from Commissioners or the City Attorney.

#### ADJOURNMENT

The meeting adjourned at 10:02 pm.

APPROVED BY:

SUBMITTED BY:

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John Ebnetter, Chair

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Ashley Snodgrass, Administrative Assistant