

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

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

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

**Thursday, October 5, 2023  
Hybrid 7:00 PM  
Special 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  
Remote: None  
Absent: None

Commissioner Nugent arrived late to the meeting at 7:28pm.

**NEW BUSINESS:**

1. Scoping Meeting for the Environmental Impact Report associated with the Block 20 Mixed-Use Project at 500 E. 4th Avenue (PA-2023-003)  
Senior Planner, Rendell Bustos, and Project Manager from David J. Powers & Associates, Connor Tutino, presented background information on the Environmental Impact Report (EIR) associated with the proposed project including the purpose of the scoping meeting.

**Commissioner Questions:**

Commissioners asked clarifying questions on the need for an Environmental Impact Report (EIR), California Environmental Quality Act (CEQA) process, no-project alternatives, alternatives to demolition, uninhabitable structures, aesthetics for an infill development, high water tables, significant unavoidable adverse impacts, and correspondence from the Japanese American Community Center.

**Public Comments:**

Public commenters Jaime Vasquez, Laurie Watanuki, Dianne Whitaker, and George expressed concern for project related issues, including those to be addressed in the EIR. Public commenters expressed concern for labor standards, building design, traffic, parking, demolition of historic resources, hazardous materials, and habitability of the existing buildings.

**Commissioner Comments:**

Commissioners agreed with the resource areas that would be analyzed in the EIR. Commissioners voiced concern for toxic air contaminants. Commissioners suggested exploring additional alternatives to help preserve historic resources.

**ADJOURNMENT**

The meeting adjourned at 7:52 pm.

APPROVED BY:

SUBMITTED BY:

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John Ebnetter, Chair

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Ashley Snodgrass, Administrative Assistant

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