

COMMISSION MEMBERS  
Dianne Whitaker, Chair  
Mike Etheridge, Vice Chair  
John Ebnetter  
Ramiro Maldonado  
Ellen Mallory

# CITY OF SAN MATEO

## Regular Meeting Minutes

### Planning Commission

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

Tuesday, April 9, 2019  
Council Chambers 7:00 PM

#### Regular Meeting

#### CALL TO ORDER

Pledge of Allegiance

Roll Call

**Present** 3 - Chairperson Dianne Whitaker, Commissioner Ramiro Maldonado Jr., and Commissioner Ellen Mallory  
**Excused** 2 - Vice Chair Mike Etheridge, and Commissioner John Ebnetter

#### CONSENT CALENDAR

1. [Approval of the Minutes of the March 12, 2019 Planning Commission Meeting.](#)

Commissioner Maldonado motioned to approve the minutes of March 12, 2019.  
The motion was seconded by Commissioner Mallory and approved unanimously on a voice vote (3-0-2).  
(Vice Chair Mike Etheridge and Commissioner Ebnetter excused).  
**Approved**

2. [Approval of the Minutes of the March 26, 2019 Planning Commission Meeting.](#)

Approval of the Minutes from the March 26, 2019 Planning Commission Meeting will be held over until April 23, 2019.

#### PUBLIC COMMENT

The Chair opened the public comment period. There being no speakers, the public comment period was closed.

#### STUDY SESSION

3. [Study Session and Draft Environmental Impact Report for the Underground Flow Equalization System \(UFES\), 2495 Delaware St. SUP, PA2018-010](#)

Richard Patenaude, Project Planner, Deryk Daquigan, Senior Engineer/Engineering Manager and Tom Williams, Senior Engineer presented the project with a PowerPoint presentation.

#### Commission Comments:

Concerned about soil contaminant impacts. What is the implication of the Agricultural (A) Zoning? What will be the construction schedule and hours of construction? What is the definition of "dewatering"?  
Concerned about the use of 2005 traffic conditions. What will be the impact to potential Native American artifacts on the site? Concerned about construction traffic impacts on adjacent land uses.

**Public Works/Clean Water Program Responses:** Will respond to comments about impacts and environmental issues in the Final EIR. Intent of tonight's hearing is to facilitate public review and comment on the document.

**Public Speakers:**

Bay Meadows Neighborhood Alliance - Kelly Moran and Jonathan Scharfman, San Mateo. Jean Holdbrook, San Mateo, Joshua Walstrom, San Mateo, Eran Zawadzki, San Mateo, Ann McLaughlin, Vanessa Sewell, San Mateo, Matthew Jacobs, San Mateo, John Schardin, San Mateo, Ray Lin, Jennifer McAdam, San Mateo, Wendy M., San Mateo, Claire Lua, Sally Chang, San Mateo, Lauren Lee, San Mateo, Simon Yun, San Mateo, Eric Park, San Mateo, Tom Tsih, San Mateo, Dana Stoeher, San Mateo, Jonathan Scharfman, San Mateo, Lily Wu, San Mateo, Kelly Moran, San Mateo, Mike Bratt, San Mateo, James Yang, San Mateo.

**Public Comments:**

Concerned about financial burden on adjacent neighborhoods, what will be the impact of construction on settling and damage to nearby structures, noise and vibrations from construction are an unacceptable impact, concerned about construction limiting and impact use of Bay Meadows Park, need to address cumulative traffic and other construction impacts based on a comprehensive examination of all public and private construction projects in the area, need to consider impacts on bird population, concerned about the impact of construction on the foundation of my home, need to consider limiting hours and days of construction, need to consider alternatives to the pile driving, need to consider impacts on pedestrian and bicycle safety, need to consider impacts on Event Center activities and programs.

**Commission Questions and Answers from Applicant/Staff:**

Question: What is dewatering?

Response: Extraction of ground water during construction. The extract method of dewatering has not yet been determined.

Question: How was consultation with Native American Tribes handled?

Response: Consultant was consistent with state law requirements. One letter was received from the Native America Heritage Commission, that comment will be addressed in the Final EIR.

Question: Traffic counts are from 2005, seem dated.

Response: Will look for updated studies for traffic analysis.

Question: What will be the construction hours and duration?

Response: Will be consistent with the City's Municipal Code requirements regarding hours of construction, estimate construction period is approximately 25 months.

Question: How was the traffic impact estimated for both the storage tank and associated pipeline construction?

Response: Used a worst-case scenario to estimate total truck trips for both parts of the project.

Question: Were other locations for this underground storage tank considered?

Response: Yes, there were many sites reviewed (@ 55) as alternative locations.

**Commission Comments:** Need to have more details regarding the final fence/wall design along Saratoga and the adjoint property line with Bay Meadows Park. Need to look at locating the air exhaust farther away from the public sidewalk. Need to examine alternative construction methods to pile driving. Would be interested to know the experience of other cities regarding construction impacts of these types of projects.

## **REPORTS AND ANNOUNCEMENTS**

Ron MuneKawa, Chief of Planning summarized future projects and upcoming meetings.

## **ADJOURNMENT**

The meeting was adjourned at 9:23 p.m.

DRAFT