

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, May 14, 2019  
Council Chambers 7:00 PM

#### Regular Meeting

#### CALL TO ORDER

Pledge of Allegiance

Roll Call

**Present** 5 - Chairperson Dianne Whitaker, Vice Chair Mike Etheridge, Commissioner John Ebnetter, Commissioner Ramiro Maldonado Jr., and Commissioner Ellen Mallory

#### CONSENT CALENDAR

1. [Planning Commission - Meeting Minutes Approval of April 9, 2019](#)

Commissioner Maldonado motioned to approve the Minutes of April 9, 2019 Planning Commission Meeting. The motion was seconded by Commissioner Mallory and approved on a voice vote (3-0-2). (Vice Chair Etheridge and Commissioner Ebnetter abstained)

**Approved**

2. [Planning Commission - Meeting Minutes Approval of April 23, 2019](#)

Commissioner Maldonado motioned to hold over the Minutes of the April 23, 2019 Planning Commission Meeting to the next Planning Commission Meeting. The motion was seconded by Vice Chair Etheridge and approved unanimously on a voice vote (5-0).

**Continued to a Date Specific**

#### PUBLIC COMMENT

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

#### PUBLIC HEARING

3. [937-939 N. Idaho St. Duplex Condominium Conversion \(SPAR + Vesting Tentative Parcel Map\) \(PA-2018-042\)](#)

Rendell Bustos, Associate Planner, presented the project with a PowerPoint presentation. Howard Blecher of Blecher Building + Urban Design, and Robert Zlatic, the property owner, provided a verbal presentation of the project.

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

Question: How long has the property been vacant?

Applicant: Approximately 4 years

Question: Where would the trash and recycling containers be stored?

Applicant: Either in the garage or near the bicycle parking near the 6-foot fence along the side of the property.

**Public Speakers:** The Chair opened the public comment period. There being no speakers, the public comment period was closed.

**Commission Comments:**

Commend the property owner for keeping the property as a rental. Agrees with applicants' statement that this project will contribute to improving the street and neighborhood and be a benefit to the other property owners on the street. Appreciate that the Spanish Revival architecture is being retained on the front of the building. Recommends upgrading the appearance of the back unit to keep up with the appearance of the front home.

Vice Chair Etheridge motioned to recommend approval, by making the following motions:

A. Approve the Site Plan and Architectural Review for the construction of a 429 square-foot attached garage and Vesting Tentative Parcel Map for the conversion of an existing duplex from single entity ownership to condominiums based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval in Attachment 2 with a modification to Condition of Approval 14 "Final Subdivision Public Report".

The motion was seconded by Commissioner Maldonado and approved unanimously on a voice vote (5-0).

## REPORTS AND ANNOUNCEMENTS

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

## ADJOURNMENT

The meeting was adjourned at 7:23 p.m.