

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

CITY OF SAN MATEO
Regular Meeting Minutes
Planning Commission

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

Tuesday, July 10, 2018
City Hall Council Chambers 7:30 PM
Regular Meeting

CALL TO ORDER

Pledge of Allegiance

Roll Call

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

CONSENT CALENDAR

1. [Approval of the Minutes of the May 22, 2018 Planning Commission Meeting.](#)
2. [Approval of the Minutes of the June 12, 2018 Planning Commission Meeting.](#)
3. [Approval of the Minutes of the June 26, 2018 Planning Commission Meeting.](#)

Chair Ebnetter recommended the Minutes from May 22, 2018, June 12, 2018 & June 26, 2018 be continued to the next Planning Commission meeting on July 24, 2018. A Motion to continue the minutes was initiated by Vice Chair Etheridge. The motion was seconded by Commissioner Whitaker and approved unanimously on a voice vote (5-0).

PUBLIC COMMENT

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

STUDY SESSION

4. [406 E 3rd Avenue, 304, 306, 308, 310 & 314 S. Claremont Street - 406 E. 3rd Avenue Mixed-Use Pre-Application \(PA18-015\)](#)

Brittni Barron, Associate Planner, presented the project with a PowerPoint presentation. The applicant, Mike Field gave a PDF presentation of the project details.

Commission Questions and Answers from Staff: The in-lieu parking option has more parking spaces available to the public than the parking lift option? Staff: That is correct. Is the unit density within the allowed range? Staff: Yes, the data sheet needs to be corrected. What is the open space provided? Staff: Not yet formally plan checked at this time. However, a portion of open space uses the sidewalk similar to other downtown projects and also the plaza located at the corner of Railroad and 3rd.

The Chair opened public comment period for this item. Speakers: Dino Antoniazzi, San Mateo, Laurie Watanuki, San Mateo, Jordan Grimes, San Mateo, James Newman.

Public Comments: Don't think the building reflects the character of downtown, concerned about access off of 3rd Avenue, need some retail at this location, think there should be more parking provided, need to maintain existing businesses in downtown, concerned about traffic queuing up in the vicinity, like the proposed design of the building, appreciate the benefit of the extra public parking the project will provide, need to require and encourage transit usage.

Staff Responds to Public Comments: Have we used any of the parking In-lieu fees, I am not aware of their use? Staff: \$5 million is being used to assist with the provision of an additional 300 spaces with redevelopment of the former Redevelopment Agency sites. Are there are only 12 spaces for 23 units? Staff: Yes, State Density Bonus laws requires only .5 spaces per unit.

Commission Questions to Applicant: The garage for the proposed project and the building currently under construction will be connected? Applicant: Yes, they will be connected. How will drivers know where the locations new access point is on 3rd Avenue? Applicant: Anticipate directional signage. Left turns in and out of the 3rd Avenue driveway is a concern. Applicant: Will look at improvements along with Public Works, as the traffic study is done in the formal application process. How will resident parking spaces be assigned? Applicant: Resident spaces will not be assigned. Will residents be able to use office parking for overflow? Applicant: No. What type of parking lifts? Applicant: Puzzle System. Could you add more units if the height limit increased? Applicant: No, they cost too much to produce. How will public parking be managed? Applicant: Will enter into parking agreement as we did for our 405 E. 4th project.

Commission Comments: Several Commissioners supported in lieu parking fees if the necessary findings can be made, although some preferred parking lift system. Several Commissioners were concerned about 3rd Avenue safety issues for access by vehicles. Some were generally supportive of the building design while others thought the two buildings (under construction and proposed) are too similar and need to be more distinctive and separate. Comments were made about the importance of retail in the downtown area.

Individual Commissioners made comments about liking the use of brick on the building, that retail needed to be added to the ground floor of the building, that the building entry and open space should be oriented on Claremont side due to railroad impacts, that north side elevation not consistent with the remainder of the building, want to see the residential density maximized.

5. [Summary of 2017 Housing Legislation Effective January 1, 2018](#)

Gabrielle Whelan, Assistant City Attorney gave a PDF presentation regarding the new housing laws. A variety of housing issues were discussed with the Commissioners.

NEW BUSINESS

6. [Planning Commission Representative for Civic Arts Committee](#)

Vice Chair Etheridge moved to elect Commissioner Maldonado to be appointed as the Civic Arts Committee representative from the Planning Commission through the end of the calendar year 2018. This motion was seconded by Commissioner Mallory Ulrich and approved unanimously on a voice vote (4-0-1), (Maldonado abstains).

REPORTS AND ANNOUNCEMENTS

Upcoming Planning Commission

- Aug 14th, AAA Building and Essex Mixed-Use. Both are Public Hearings.
- Election of Officers

Discussed format of Planning Commission minutes.

ADJOURNMENT

The meeting was adjourned at 10:42 p.m.