

**CITY OF SAN MATEO**  
**Planning Commission**  
**July 23, 2019**  
**7:00 PM**



**COMMISSION MEMBERS**

Mike Etheridge, Chair  
John Ebnetter  
Ramiro Maldonado  
Ellen Mallory  
Margaret Williams

City Hall Council Chamber  
330 W. 20th Avenue  
San Mateo CA 94403

## MINUTES

### CALL TO ORDER

Pledge Allegiance

Roll Call

**Present** 4 – Chair Mike Etheridge, Commissioner John Ebnetter, Commissioner Ramiro Maldonado, and Commissioner Ellen Mallory  
**Excused** 1 – Commissioner Margaret Williams

### CONSENT CALENDAR

1. [Commendary Resolution - Dianne Whitaker](#)

Adopt a Resolution Commending Dianne Whitaker for Her Outstanding Service to the City of San Mateo as Planning Commissioner from 2010 to 2019.

The motion was seconded by Commissioner Ebnetter and approved unanimously on a voice vote (4-0). Vice Chair Etheridge motioned to adopt, the motion was seconded by Commissioner Mallory and approved unanimously on a voice vote (4-0).

2. [Planning Commission - Meeting Minutes Approval](#)

Approve the Minutes of the Planning Commission meeting of April 23, 2019.

Vice Chair Etheridge motioned to approve, the motion was seconded by Commissioner Ebnetter and approved unanimously on a voice vote (4-0).

3. [Planning Commission – Meeting Minutes Approval](#)

Approve the Minutes of the Planning Commission meeting of May 28, 2019.

Vice Chair Etheridge motioned to approve, the motion was seconded by Commissioner Ebnetter and approved unanimously on a voice vote (4-0).

### PUBLIC COMMENT

**Public Speaker:** Drew, San Mateo.

There being no further speakers, the public comment period was closed.

# MINUTES

## OLD BUSINESS

### 4. [General Plan Update - Study Areas](#)

Julia Klien, Principal Planner, and Joanna Jansen, with PlaceWorks, jointly gave a PowerPoint presentation on the project.

#### **Commission Questions:**

Highest areas of interest, preservation areas, demographic info, online participation, language options, workshops.

#### **Public Speakers:**

Adam Nugent, San Mateo, Nancy Schneider, San Mateo, Gustavo Hornos, San Mateo, Ken Abreu, San Mateo, Evelyn Stivers, San Mateo, Drew, San Mateo, Dianne Whitaker, San Mateo, Amourence Lee, San Mateo, Susan Rowinski, San Mateo, Charlie Drechsler, San Mateo, Tim Tosta, San Mateo, Susanna Schick, San Mateo.

#### **Public Comments:**

Study single family zoning and aging multifamily, areas along Caltrain stations and El Camino, factor in climate change, Caltrain business plan, grade separations, gentrification and displacement, need for more housing, equitable distribution of housing, and outreach.

#### **Commission Discussion:**

The Planning Commission discussion of the draft study area boundaries map was facilitated by Ms. Jansen. The Commission discussed each of the study areas including proximity to transit, sea level rise, aging office and commercial areas, etc. The majority of the Commission recommends the following changes to the study areas:

- Study Area 1 - Expand the boundary of El Camino Real area to generally encompass two blocks both east and west of El Camino Real including for transition area.
- Study Area 2 - Expand the western boundary to Beresford Street inclusive of the multifamily and non-residential properties.
- Study Area 3 - Expand the study area to generally encompass the half-mile radii of the two Caltrain stations (Hayward Park and Hillsdale stations).
- Study Area 5 - Expand the western boundary to include the gap between El Camino Real and Study Area 5.
- Study Area 6 - Expand the eastern boundary to HWY 101 and generally encompass the half-mile radii of the Caltrain station.
- Study Areas 7, 8, 9, 10 and 11 – No change.

In addition to the comments on the study areas, the Planning Commission also recommended:

- Studying modifications to districts currently zoned single family including to allow for more housing units.
- Improving outreach to engage a much broader range of community members, including Hispanic community and renters.
- Equitably distribute housing across the city.

One Commissioner expressed concern that there had not been enough information provided yet to decide on the study areas.

The Commission's recommendations will be incorporated in a new map and presented to the City Council at their August 19, 2019 meeting.

# MINUTES

## NEW BUSINESS

### 5. [Election of Officers](#)

Nominate and Elect the Planning Commission Chair and Vice Chair.

Commissioner Maldonado motioned to Nominate Mike Etherdige as the Chair, the motion was seconded by Commissioner Mallory and approved on a voice vote (3-1), Etherdige abstained.

Commissioner Maldonado motioned to Nominate Ellen Mallory as the Vice Chair, the motion was seconded by Commissioner Ebnetter and approved on a voice vote (3-1), Mallory abstained.

## REPORTS AND ANNOUNCEMENTS

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

## ADJOURNMENT

The meeting was adjourned at 10:46 p.m.