

CITY OF SAN MATEO
Planning Commission
August 13, 2019
7:00 PM



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

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

MINUTES

CALL TO ORDER

Pledge Allegiance

Roll Call

Present 5 – Commissioner John Ebnetter, Commissioner Ramiro Maldonado, Commissioner Margaret Williams
Vice Chair Ellen Mallory and Chair Mike Etheridge

CONSENT CALENDAR

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

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

Commissioner Maldonado motioned to approve, the motion was seconded by Commissioner Ebnetter and approved on a voice vote (4-0-1), Commissioner Williams abstained.

PUBLIC COMMENT

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

STUDY SESSION

2. [1218 Monte Diablo Ave. and 131, 139, and 145 N. Kingston St. Townhomes Pre Application \(PA 2019-008\)](#)

Wendy Lao, Associate Planner, gave a PowerPoint presentation on the project. Travis Duncan, Project Manager of Regis Homes Bay Area, LLC gave a PowerPoint presentation. Jeff Smith, Senior Vice President of Regis Homes Bay Area, LLC and Jim Yee, Architect of VTBS Architects were available for questions.

Public Speakers: Mary Lou Dragonryder, San Mateo, Charlie Dreschsler, San Mateo, Diane Torres, San Mateo.

Public Comments:

Concerned with possible water drought, where does the water come from and is there enough supply; great addition to the neighborhood; the land is underutilized, recommends higher density. Concerned about parking, will parking be bundled/unbundled, should consider neighborhood parking permit programs. Concerned with traffic cutting through, disagrees with no turn on red signage in the area; the overpass should be more safe. Concerned with where children will go to school; discussion of the market going away, concerned with

construction noise and hours not being honored and request more oversight by the City. Impressed with the colors, appreciate the greenery; suggest the rest of the neighborhood be looked at and not forgotten.

MINUTES

Commission Questions:

What is the breakdown of 3 and 4 bedroom units included in the 10%? Why reduce the sidewalk from 5 feet? Why the low development unit per acre? What is the maximum height for the property? Why Townhomes vs. Single Family Stacked Flats? Flood level and transformer safety questions? Replacing natural gas with electrical only? Solar and curb style questions? Will buyers receive a disclosure regarding local schools? What is the approximate selling price? Why do the set-backs vary on each side? Tenant parking, visitor parking, garage stall size, width of the drive aisle (why are they different)? What's the minimum drive aisle width? Will there be a delivery package drop-off location? Traffic Study, State Density Bonus Law, Roof Height Waiver, Increasing the Low-Income Units and Design concept questions?

Commission Comments:

Concerned with the large unit size, suggest incorporating open spaces. Would like to see the play structure available to be used by other community members. Disagrees with treatment of the front façade with trees and reducing the side walk. In favor of the design, structure and color. Interested in the traffic report when available. Architecture is inviting. Suggests incorporating different components on the unit in the corner. Fine with setbacks. Concerned with the park location as it will not receive sunlight and will not be an inviting space. Concerned with parking and traffic. Recommends as much sustainability as possible. Suggest using local organized labor for a project this size. Attractive project, design fits well in the area. Pleased with the layout and the materials used. This type of family orientated development in this area is great. Suggests adding a secure package drop off container/box. Recommends checking in with the school districts. Great project, a lot of attention to detail. Beneficial to the neighborhood and appropriate location. Concerned with the setback on the side that adjoins the R2 lots. Suggests lessening the encroachment on the Monte Diablo side. Appreciates the garages being hidden from the street. Nice pedestrian experience. Outstanding project. Recognizes this site is listed as one of the underutilized sites of San Mateo. Recommends the city look into making the neighborhood and adjacent sidewalks more green. Design is very classic and different from other projects. Surrounding streets would benefit with additional tree planting. Encourages the City to have a robust traffic study to contemplate safer, walk-able areas.

REPORTS AND ANNOUNCEMENTS

Lily Lim, Senior Planner summarized future projects and upcoming meetings.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.