

CITY OF SAN MATEO  
Planning Commission  
September 24, 2019  
7:00 PM

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



COMMISSION MEMBERS

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

## MINUTES

### CALL TO ORDER

Pledge Allegiance

Roll Call

**Present** 4 – Commissioner John Ebnetter, Commissioner Ramiro Maldonado, Commissioner Margaret Williams, Vice Chair Ellen Mallory

**Excused** 1 – Chair Mike Etheridge

### CONSENT CALENDAR

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

Approve the Minutes of the Planning Commission meeting of September 10, 2019.

Commissioner Maldonado motioned to approve the minutes, the motion was seconded by Commissioner Williams and approved on a voice vote (4-0-1). *(Chair Etheridge absent and excused)*

### PUBLIC COMMENT

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

### PUBLIC HEARING

2. [526-528 N. Claremont St. Duplex Condominium Conversion \(Tentative Parcel Map\) \(PA-2018-061\)](#)

Rendell Bustos, Associate Planner gave a PowerPoint presentation on the project. Danny Meredith, Property Owner and Applicant gave a brief statement on the project.

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

**Commission Questions:** Owner Occupancy and fire rating requirement questions.

**Commission Comments:** No Commission comments.

Commissioner Maldonado motioned to recommend approval, by making the following motion:

- A. Approve the 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.

The motion was seconded by Commissioner Ebnetter and approved unanimously on a voice vote (4-0-1). *(Chair Etheridge absent and excused)*

3. [Underground Flow Equalization System \(UFES\), 2495 S. Delaware St. Special Use Permit and Site Plan and Architectural Review \(PA-2018-010\)](#)

Ron Munekawa, Chief of Planning and Brad Underwood, Director of Public Works gave a PowerPoint presentation on the project. Matt Franck, Project Manager of Jacobs Engineering gave an overview of the Environmental Impact Report.

**Public Speakers:** Kelly Moran, San Mateo; Vanessa Sewell, San Mateo; Jonathan Scharfman, San Mateo.

**Public Comments:** Monitoring questions; thankful to staff for working with the public to address the safety of families to minimize the impacts; request to limit concrete pour duration times; request to modify the standards of the condition of approvals to redefine the construction activities - what is and is not allowed.

**Commission Questions:**

Use of Event Center easement, scheduling, sewer lateral materials, notification procedures, verification of compliance, use of prequalified bidders, availability of 24 hour camera and dust monitoring, data being available to the public on the website. Also questions regarding peak flow calculations and previous reports.

**Commission Comments:**

Appreciates the attention to detail, being thorough, proactive and impressed with the outreach efforts. Scheduling, construction hours exemption, final EIR report, Statement of Overriding Considerations, methodology, subbase and focused rehab, executive summary, recommendations for additional conditions of approval.

Commissioner Williams motioned to recommend City Council approval of the project, by making the following motion:

- A. Recommend certification of the Final Environmental Impact Report;
- B. Recommend adoption of the Statement of Overriding Considerations regarding the significant and unavoidable noise impact, based on the Findings for Approval;
- C. Recommend approval of the Site Plan and Architectural Review (SPAR) application for the construction of new buildings or walls/fences over six feet in height;
- D. Recommend approval of the Special Use Permit (SUP) to allow the use of the site for a public facility in the "A" Agricultural District, based on the Findings for Approval.

All subject to the Findings attached as Attachments 1 and 2, and subject to the Conditions of Approval attached as Attachment 3, including the conditions revisions included in the September 24 memo from Public Works to the Planning Commission.

The motion was seconded by Commissioner Maldonado and approved on a voice vote (3-1-1).  
(Commissioner Ebnetter opposed, Chair Etheridge absent and excused)

## REPORTS AND ANNOUNCEMENTS

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

## ADJOURNMENT

The meeting was adjourned at 8:53 p.m.