

CITY OF SAN MATEO
Planning Commission
October 22, 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 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 24, 2019.

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

PUBLIC COMMENT

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

PUBLIC HEARING

2. [866 Viewridge Drive - Single-Family Dwelling Design Review \(SFDDR\) and Special Use Permit \(SUP\) \(PA-2016-074\)](#)

Phillip Brennan, Associate Planner, gave a PowerPoint presentation on the project. Ferdinand DeVera, Project Manager and Lou Liberty, Attorney for the Applicant was available to answer questions.

Public Speaker: Todd Saiki; San Mateo.

Public Comment: Concerned with the backfill when the homeowner did the initial construction work. Concerned for the safety of the of unstable ground and need for geotechnical/soils report. No additional speakers from the public; the public comment period was closed.

Commission Questions: Regarding roof materials, windows, additional soil report, owner occupancy, short term rental, view equity, and accuracy of plans.

Commission Comments: The flat roof helps reduce the height. Minimal windows are great for neighbors. Attractive and fits well in the neighborhood.

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

- A. Find the project exempt from the California Environmental Quality Act as a Class I Section 15301 Section (I) (1) "Existing Facilities" and Class 3 Section 15303 (a) "New Construction or Conversion of Small Structures" Categorical Exemptions based on the findings attached as Attachment 1; and
- B. Approve the Single Family Dwelling Design Review (SFDDR) for the construction of a new one-story, single family residence and a Special Use Permit (SUP) for demolition of 100 percent of the existing structure's exterior walls and roof structures 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 Maldonado and approved unanimously on a voice vote (4-0).
(Chair Etheridge absent and excused)

PUBLIC HEARING

3. [2655, 2755, 2800, and 2988 Campus Drive - Peninsula Heights Pre-Application \(PA-2019-028\)](#)

Rendell Bustos, Associate Planner gave a PowerPoint presentation on the project. Preston O'Connell of Harvest Properties gave a PDF presentation of the project. Bruce Jett of JETT Landscape Architecture and Design was available to answer questions.

Public Speakers: Bob Bertoldi, San Mateo; Charles Hildebrandt, San Mateo; Annie Trannes, San Mateo; Jing Li, San Mateo; Laura Duncan, San Mateo; Michelle Klafter, San Mateo; Barbara Evers, San Mateo.

Public Comments: Concerned with garage space, parking, emergency gate, traffic, canyon dangers, fire danger, and canyon noise. Concerned with the speed of cars on 26th Avenue. Where will the current office tenants go; concerned about construction duration time. Agrees that the area needs more housing but concerned with the size and density of the project. Concerned with the negative impacts on the community. Request of a detailed environmental report. In favor of affordable housing.

Commission Questions: Access lane; grading; adequate guest parking; parklet; setback; density questions. Construction start time and duration. Affordable housing and the ratio of 2 and 3 bedrooms. Wildlife fire hazard zone; emergency vehicle access; deed restrictions on the affordable units; sustainability and solar; natural gas; all electric; permeable surfaces and landscaping; existing artwork be retained; pocket park size.

Commission Comments: Recommends incorporating Studios and 1-bedroom units to increase total units. Concerned with the traffic and the one way in and one way out. Appreciates the architectural design and rooftop terrace. Would like to see more pocket parks and more 3 and 4 bedrooms. Requests various size units and not just 2 and 3 bedrooms. Concerned with the canyon noise from the rooftops, suggests minimizing rooftop space and adding more solar panels. Suggests a variety of unit size. Tandem parking is not desirable and suggests street parking be increased. Commends addressing the views of the public. In need of housing; Suggest the parks have active uses. In favor of the design, not in favor of single family dwellings. Believes the building design works well with the neighborhood. In favor of the rooftops.

This being a study session item, no formal action or vote was taken by the Planning Commission.

REPORTS AND ANNOUNCEMENTS

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

ADJOURNMENT

The meeting adjourned at 9:23 p.m.