

**CITY OF SAN MATEO**  
**Planning Commission**  
**November 12, 2019**  
**7:00 PM**



**COMMISSION MEMBERS**  
Mike Etheridge, Chair  
Ellen Mallory, Vice Chair  
John Ebner  
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 Ebner, Commissioner Margaret Williams,  
Vice Chair Ellen Mallory and Chair Mike Etheridge

**Excused** 1 – Commissioner Ramiro Maldonado

### CONSENT CALENDAR

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

Approve the Minutes of the Planning Commission meeting of October 22, 2019.

Vice Chair Ellen Mallory motioned to approve the minutes, the motion was seconded by Commissioner Williams and approved on a voice vote (4-0). *(Commissioner Ramiro Maldonado 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. [180 E. 3rd Ave., SPAR + SDPA \(PA-2019-002\)](#)

Rendell Bustos, Associate Planner, presented the project with a PowerPoint presentation. Marcus Gilmour of Lane Partners presented the project with a PDF presentation.

**Public Speaker:** Matt Sweeney, San Mateo; David Karp, San Mateo; John Kraft, San Mateo; Ben Stern, San Mateo.

**Public Comment:** The project is vibrant and will bring business to the downtown area; good location and near Caltrain; pedestrians will be able to bike and walk. Impressed by the previous projects built within the last 8-9 years in this area and this project will be the same. In favor of the natural light. Looks too similar to other projects in the area.

**Commission Questions:**

LEED Certification; frosted glass on ground floor; paper towels vs. hand dryers in the bathrooms; metal awnings; square footage calculation of windows; elevations and glass pertaining to the lot line; making the blank walls more attractive; additional lighting on Ellsworth; residential units, is it feasible; CEQA exemption; greenhouse gas assessment. Occupancy; amount of bike spaces; is the roof deck only for the office tenants. Parking in lieu fees, traffic study, usage, monthly parking questions.

**Commission Comments:**

Great use of the corner; interesting design and layer of materials; too many colors and type of window glazing on the different levels; in favor of the brick and entry detail; in favor of the overall design of the building but not in a historic area; recommends a decorative wall; in favor of small windows on 3<sup>rd</sup> but not on Ellsworth; not in favor of Conditions of Approval 38. Nice addition to downtown; in favor of larger windows on second floor.

Chair Etheridge motioned to recommend approval, by making the following motion:

- A. Find the project exempt from the California Environmental Quality Act (CEQA) as a Class 32 Section 15332 In-Fill Development Projects Categorical Exemption, based on the Findings for Approval in Attachment 1.
- B. Approve the Site Plan and Architectural Review for a new mixed-use building and Site Development Planning Application for tree removal based on the Findings for Approval in Attachment 1 and Conditions of Approval in Attachment 2. *Replace Condition of Approval 38 with a new Condition of Approval that requires the applicant to work with staff to reduce the number of small vertical elements as described at the hearing.*

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

**STUDY SESSION****3. [2 West 3rd Avenue – Tentative Parcel Map, SPAR, SDPA Pre-Application \(PA-2019-012\)](#)**

Phillip Brennan, Associate Planner, presented the project with a PowerPoint presentation. Douglas Oliver of ARC TEC presented the project with a PDF presentation.

**Public Speakers:** Stan Watkins, San Mateo; Brenda Sell, San Mateo; Juan Arroyowe, San Mateo; Chris Valb, City Unknown.

**Public Comments:** In favor of project. If this project isn't approved what other types of projects will be proposed and how many years will it take? Beautiful building; bulb-outs curbs need to be consistent on each corner; suggest mature trees; suggest employee shuttle to satellite parking; parking concerns; it's hard to bike in the area and is not common; environmental impacts concerns.

**Commission Questions:**

Hazardous materials; contaminated soil; curb extension; stacked parking; exterior elevations; adjacent balcony's; parcel map; estimated number of employees based on the square footage; bicycle parking; CPID parking; parking lot waiting list; library parking accessibility; bulb-outs; residential unit density approval from previous project.

**Commission Comments:**

No off-street parking is a primary concern; distinguishing architectural features lacking; recommends a taller building, adding a fourth floor; entryway looks too big for building; in favor of bulb-outs (differ to staff's recommendation); suggests residential instead of commercial; suggests incorporating off-street parking; building design does not fit in with nearby buildings; the adjacent buildings are taller than the buildings on the opposite corners and the height should be increased. Not in favor of proposal to pay fees in-lieu of required parking; suggest traffic safety study; building is attractive.

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 9:37 p.m.

DRAFT