

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

# City of San Mateo Regular Meeting Minutes Planning Commission

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
www.cityofsanmateo.org

**Tuesday, June 23, 2020  
Remote 7:00 PM  
Regular Meeting**

**CALL TO ORDER** This meeting is being held under the provisions of State of California Governor Gavin Newsom's Executive Order N-29-20; in which Brown Act regulations are relaxed to allow members to remote in due to the Coronavirus Covid-19 health emergency.

## Pledge of Allegiance

## Roll Call

Remote: Mike Etheridge, Ellen Mallory, John Ebneter, Ramiro Maldonado, Margaret Williams

## **CONSENT CALENDAR**

### **1. Planning Commission - Meeting Minutes Approval**

Approve the minutes of the Planning Commission meeting of June 9, 2020. Motion passed 5-0.

Moved: Maldonado, Seconded: Ebneter

Ayes: Etheridge, Mallory, Maldonado, Williams, Ebneter

Noes: None

Abstain: None

## **PUBLIC COMMENT**

There were no comments.

## **STUDY SESSION**

### **2. Transportation Impact Analysis (TIA) Guidelines and General Plan Amendment**

Principle Transportation Planner Sue-Ellen Atkinson and consultants Damian Stefanakis and Fernando Sotelo of Kittleson & Associates, presented an overview of the draft TIA guidelines and proposed General Plan amendment. Atkinson reviewed SB 743, Vehicle Miles Traveled (VMT) and Level of Service (LOS). Sotelo described guidelines for CEQA and non-CEQA transportation analysis and the evaluation procedure. Atkinson introduced amendments to the General Plan Circulation Elements related to the item and next steps.

Commissioners asked questions of staff. The Commission Chair opened the Public Comment period. There were no comments.

Adopt a resolution recommending City Council adoption of the General Plan Amendments to the Circulation Element and make a motion to recommend City Council adoption of the proposed TIA Guidelines. Motion passed 5-0.

Moved: Ebneter, Seconded: Williams

Ayes: Etheridge, Mallory, Maldonado, Williams, Ebnetter  
Noes: None

3. Bay Meadows Phase II SPAR #1 MU2 and MU3 Modification Study Session – Design Review Focus (PA-2020-016)  
Interim Senior Planner Rendell Bustos provided a presentation introducing applicant requests to modify two designs on multi-use blocks within the Bay Meadows Phase II area. Bustos provided a brief overview of Phases I & II, background of Phase II area Mixed-Use blocks 2 & 3 (MU2 & MU3), and project modifications requested by the applicant. Staff requested feedback on building design and design expectations.

Applicant Presentation:

Janice Thatcher, Wilson Meany, shared an update on the current state of Phase II and presented the proposed development. Nicole Emmons, Wilson Meany, presented planning and design guidelines. Dwight Long, Perkins and Will, presented the design of the office spaces. Paul Milana, Hart Howerton Architects, presented the design components of the residential building. Nico Wright, CMG Landscape Architecture, presented the proposed tree and streetscape planting.

Commissioners asked questions of staff and the applicant representatives.

Public Comment:

Adam Loraine stated more office space meant losing affordable units. Claire Lua, Meadow Walk Homeowners Association, stated developers were interested in meeting the bare-minimum criteria and favors retail to office space. Jason Paik noted that the applicant's reasoning for more office space could also apply to increased housing and would like to preserve the residential nature of the neighborhood. Stephanie Lam expressed support for the childcare center and mixed-use building.

Commissioners asked questions of staff and provided comments.

Commissioner Williams expressed concern with reduced retail space; noted the residential project blends well with existing neighborhood; the commercial projects used a good mix of materials, however, some design combinations seemed incongruous. Williams would like to see a breakdown of glass and metal panels. Williams noted that the design creates an urban setting for the Nueva School across the street.

Commissioner Maldonado stated concern with the reduction in housing, notably affordable units and remarked that the neighborhood needs more residential and retail space. Maldonado stated support for the building's finish; its use of natural light; and noted the development blends well with the existing community. He supports the addition of the childcare center.

Commissioner Ebnetter cited concerns with the project's addition of additional commercial space; and noted that the childcare facility square footage was not enough to accommodate larger class sizes. Ebnetter reiterated the need to strike a balance between retail, commercial, and residential space. He is supportive of the building design; and concerned that affordable housing needs are not met.

Commissioner Mallory stated that the design creates a transition between commercial and residential areas; noted the need to increase housing in MU2 and advantages of retail sales tax revenue; however, would prefer to see more color, varied shapes, and less glass in the building design. Mallory stated she had no issue with the current guidelines.

Commissioner Etheridge stated the building's design use of glass, metal, and concrete does not fit in with the existing residential communities and he noted elements such as wood paneling may soften the current design. He

noted the significant decrease in residential units as a concern. Etheridge noted the project was meant to be a balanced retail and residential space and this is not reflected in the design guidelines.

In response to housing concerns, Interim Senior Planner Rendell Bustos clarified the level of discretion the City has to require more housing and clarified exception guidelines versus land use requirements.

## **NEW BUSINESS**

### **4. Election of Officers**

Commissioner Ebnetter nominated Ellen Mallory for Commission Chair. Malloy accepted the nomination.

Elect Commissioner Ellen Mallory as Planning Commission Chair. Motion passed 4-0-1.

Moved: Ebnetter, Seconded: Etheridge  
Ayes: Etheridge, Maldonado, Williams, Ebnetter  
Noes: None  
Abstain: Mallory

Commissioner Ellen Mallory nominated Ramiro Maldonado for Vice Chair. Maldonado accepted the nomination.

Elect Commissioner Ramiro Maldonado as Planning Commission Vice Chair. Motion passed 4-0-1.

Moved: Mallory, Seconded: Etheridge  
Ayes: Etheridge, Mallory, Williams, Ebnetter  
Noes: None  
Abstain: Maldonado

## **REPORTS AND ANNOUNCEMENTS**

Planning Manager Aaron Akin reminded the Commission of important items going to the upcoming City Council Special Meeting.

## **ADJOURNMENT**

The meeting adjourned at 9:50 p.m.

APPROVED BY:

SUBMITTED BY:

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Mike Etheridge, Commission Chair

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Erin Fellers, Planning Secretary