

COUNCIL MEMBERS
Mike Etheridge, Chair
Ellen Mallory, Vice Chair
John Ebner
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, April 28, 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 Allegiance

Roll Call

Remote: Chair Etheridge, Vice Mayor Mallory, Commission Members: Ebner, Maldonado, Williams

CONSENT CALENDAR

The following items, 1 through 2, were considered to be routine by the City Council. After the titles of the items were read, the public was invited to comment and there were no speakers.

1. Planning Commission - Meeting Minutes Approval

Approve the minutes of the Planning Commission Regular Meeting of March 24, 2020. Motion passed 4-0-1.

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

2. Station Park Green Development Agreement Annual Review, 1700-1798 S. Delaware St. (PA-2020-009) – Continued from March 24, 2020 Planning Commission Agenda

Adopt a Resolution to find that Essex Properties, LP, has complied in good faith with the terms of the Station Park Green Development Agreement for the review period of August 1, 2017 to December 31, 2019.
Motion passed 5-0.

Moved: Maldonado, Seconded: Williams
Ayes: Maldonado, Etheridge, Williams, Ebner
Noes: None

Enactment: Resolution No. 2020-2

PUBLIC COMMENT

There were no speakers.

STUDY SESSION

3. City-Owned Downtown Affordable Housing and Parking Garage Sites (PA-2019-033)

Phillip Brennan, Associate Planner, Nevada Merriman, MidPen Housing, and David Israel, BAR Architects, provided a presentation on technical information and the redesign of the seven-story multi-family residential building and parking garage proposed for 480 E. 4th Avenue and 400 E. 5th Avenue.

The Commission asked questions of staff and the applicant regarding AB-1763; clarification of shadow studies; impact on neighboring structures; resident versus public parking in the parking garage; parking survey; parking agreement; percentage of units prioritized for public employees; accommodation for residents with intellectual disabilities; seven and eight floor building impacts and worker's resource center.

Public Comment via telephone: Diane Pettit; Kalisha Webster; Jordan Grimes, Peninsula for Everyone; Alex Melendrez, Housing Leadership Council; and Drew. 23 comments were read into the record from Laurie Watanuki; Daniel Schonberg; Jonathan New; Evelina Chang; Joseph Devoto; Evan Adams; Elizabeth Hall; Daryl Rose; Claudia; Chet Lexvold; Kelsey Banes; Adam Nugent; Jeremy Smith; Daniel Tam; Carol Steinfeld; Joshua Hugg; Vilma Olivera; Adam Loraine; Robert Fruchtman; Isaac Adam Gendler; John Lovell; Valerie Rynne; and Archan Luhar.

The Commission expressed appreciation for the community participation and noted that the feedback is received and is being heard. Staff and the applicant responded to additional questions. Commission discussion and deliberation ensued. Generally, there was a positive response to the redesign and the new color palette. Interest was expressed in incorporating childcare on-site, as well as making the learning center and community room open to the public. Appreciation was expressed of the well thought out details of redesign, solar panels, roof top deck and courtyard. The Commission expressed concern regarding the potential impacts of shadows casting down from the tall residential building on neighboring properties and it was suggested the project design team look for ways to reduce building height including using eight-foot ceiling heights.

The Commission provided additional comments including that the South Railroad elevation needs more articulation and visual interest. A comment was made that the industrial appearance and rectilinear lines of the design do not meet the needs for a transitional architectural style between a traditional neighborhood and the historic downtown. Concern was expressed to ensure that adequate parking for residents as well as guest parking for downtown businesses be addressed. Positive response to the pedestrian bridge becoming a signature feature downtown. There was a preference expressed for a green palette alternative and a redesign to include more outdoor space with more balconies. Overall support was expressed for the 100% affordable housing project and appreciation of the work from City staff and MidPen.

PUBLIC HEARING

4. Draft Supplemental Environment Impact Report (EIR) for Concar Passage Mixed use Project (PA-2018-052)

Rendell Bustos, Acting Senior Planner, provided a presentation jointly with Lisa Costa Sanders, Contract Planner, and Pooja Nagrath and Akoni Daniels of David J. Powers and Associates, the City's environmental consultant. The presentation was to review the project description and the contents of the Draft Environmental Impact Report (EIR) for redevelopment of the Concar Shopping Center including Site Plan and Architectural Review, Site Development Planning Application, and Vesting Tentative Map, and Development Agreement. The project is approximately 14.5 acres and located on Concar Drive between S. Grant Street and S. Delaware Street.

The Commission asked questions of staff and the presenters. The Chair opened the Public Hearing. Public Comment via telephone: Adam Loraine. Seven comments were read into the record from Rachel Del Monte; Denton Murphy; Kelsey Banes; Dennis Keane; Jordan Grimes; Alex Melendrez; and Dennis Keane.

The Commission asked questions of staff and the consultants concerning best-practices for piledriving; timing with the City's cleanwater construction project and sources used for some of the metrics in the draft EIR.

Commission discussion ensued and comments were provided that the mitigation appears adequate, that the Transportation Demand Management (TDM) plan measures are good to have and with concern for noise impacts in the 19th Avenue Park neighborhood.

REPORTS AND ANNOUNCEMENTS

Kohar Kojayan, Community Development Director, introduced interim Planning Manager, Aaron Akin.

ADJOURNMENT

The meeting adjourned at 10:28 p.m.

APPROVED BY:

SUBMITTED BY:

Mike Etheridge
Chair

Mary Way
Planning Commission Secretary