

COMMISSION MEMBERS
Ellen Mallory, Chair
Ramiro Maldonado, Vice Chair
Mike Etheridge
John Ebner
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, July 14, 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: Ellen Mallory, Ramiro Maldonado, Mike Etheridge, John Ebner, 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: Ebner

Ayes: Mallory, Maldonado, Etheridge, Ebner, Williams

Noes: None

Abstain: None

PUBLIC COMMENT

There were no comments.

PUBLIC HEARING

2. Modification to 1650 S. Delaware St. Apartments (PA-2017-066)

Acting Senior Planner Rendell Bustos presented an overview of proposed modifications to the project's roof design. The design was approved in August 2018 and was issued a permit for construction in December 2019. The applicant, Four Corners Properties, requested Planning Commission approval to remove the primary cross gables to accommodate space for solar panels.

Commissioners asked questions of staff and the applicant Dave Wilbur, Four Corners Properties. The Commission Chair opened the Public Hearing.

Public Comment: Erica Powell, Central Neighborhood Association, wished to share positive comments regarding design and is pleased to see it moving forward.

Motion to find the project exempt from CEQA as a Class 32 Section 15332 *In-Fill Development Projects* Categorical

Exemption and approve the Site Plan and Architectural Review Modification for construction of a revised roof design. Motion passed 5-0.

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

3. City-Owned Downtown Affordable Housing and Parking Garage Sites, SPAR (2) + SDPA + SUP (PA-2019-033)
Associate Planner Phillip Brennan provided a presentation discussing the current development timeline and project overview of the seven-story multi-family residential building, with 225 affordable rental units and parking garage proposed for 480 E. 4th Avenue and 400 E. 5th Avenue. Brennan reviewed deviations from the zoning code standards provided by AB 1763 as it affects building height and density. Brennan reviewed additional concessions and incentives for the transit oriented development as well as the two requested waivers for building bulk and street wall area. Brennan summarized the CEQA Transportation Analysis provided by Hexagon to analyze VMT (Vehicle Miles Traveled) and parking impact, and Hexagon's General Plan Conformance Transportation Analysis to identify potential transportation issues.

Mollie Naber, Senior Project Manager - MidPen Housing, and David Israel, Principal Architect - BAR Architects, provided a presentation reviewing design feedback and subsequent refinement, as well as efforts to mitigate environmental impacts.

Commissioners asked questions of staff and the applicant representatives regarding tree removal, including heritage trees; Natural ventilation and H/VAC systems; Design elements; Garbage management; Location of units in proximity to Elevators; Traffic mitigation and safety, mainly along 5th Avenue; Parking for residents and impact on the surrounding community; and traffic mitigations proposed for the project.

Public Comment:

In support – Samuel Deutsh, Sarah Bell, Justin Wang – Greenbelt Alliance, Ken Chan – Housing Leadership Council, Kalisha Webster – Housing Choices, Kat Wortham – Silicon Valley Leadership Group, Kathy Daves – Peninsula for Everyone, Martin, Adam Loraine, Rohin Ghosh, Jordan Grimes – Peninsula for Everyone, Alexander Melendrez

Speaking with concerns related to traffic, pedestrian and bicycle safety, design, and tree removal – Michael Weinbauer Derek Daily, Maurine Killough, Lisa Diaz Nash, Peter Mandel, Diana, Rich Hedges, Erica Powell, Laura Watanuki

The Commission Chair closed the Public Hearing. Commissioners asked questions of staff and provided comments. Commission discussion ensued with comments in support of the need for affordable housing in the transit corridor. Citing a traffic accident that occurred near the proposed project site earlier that day, which resulted in severe injuries to a minor crossing at the intersection of 5th Avenue and Claremont Street., the Commission acknowledged the public's concern for traffic mitigation measures and the need to further discuss solutions for traffic safety and parking management, particularly the 4th and 5th Avenue Eastward corridor. Commissioners asked for clarification on elements of the Hexagon report on VMT and parking impact, and plans to offset traffic added by the project. The Commission commented on the revised design and architectural components, including changes to the color pallet, material used to achieve desired aesthetics, and landscape design in the public spaces. Tree removal to accommodate the project site, including heritage trees, was discussed. The Commission asked questions regarding populations being served through the affordable rental units, including public employees, individuals with intellectual disabilities, and formerly homeless individuals. The Commission commented on ways the project maximizes potential to accommodate the need for public housing and acknowledged the amount of

public support for the project.

To address city-wide traffic and pedestrian safety, the Commission expressed a desire to bring the issue to the City Council, requesting that they consider analyzing the city's Traffic Calming Policy. In addition, the Commission requested that Part B of the Staff Recommendation be amended to include a high-visibility cross walk at the intersection of S. Claremont Street and 5th Avenue, and included as a condition of approval. The Planning Commission directed staff to include their preference for a more shaped and detailed cornice in the staff report going to City Council, and that staff come up with a possible condition of approval that could be imposed at the Council level and approved by Planning staff during the building permit approval phase.

Motion to recommend approval of PA-2019-033, City-Owned Downtown Affordable Housing and Parking Garage Sites, Site Plan and Architectural Review (SPAR) (2) + Site Development Permit Application (SDPA) + Special Use Permit (SUP) to the City Council by making the following motions:

- A. Adoption of the Initial Study/Mitigated Negative Declaration as adequate to assess the environmental impacts of the project based on the Findings of Approval; and
- B. Approval of two Site Plan and Architectural Review (SPAR) entitlements for (1) the demolition and construction of a new residential building and parking garage including a waiver of building bulk and street wall plane development standards contingent upon the City's adoption of the proposed ordinance providing for development standard waivers for AB 1763 projects and (2) for an on-street loading zone based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval;

With direction to amend the Conditions of Approval 57b and 79 to require high-visibility markings at 5th Avenue and S. Claremont Street; and

- C. Approval of the Site Development and Planning Application (SDPA) for removal of major vegetation including heritage trees based on the Findings for Approval in Attachment 1 and subject to the Conditions of Approval; and
- D. Approval of a Special Use Permit (SUP) to allow for the parking garage use in the Central Business District (CBD/S) zoning district based on the Findings of Approval.

Motion passed 5-0.

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

REPORTS AND ANNOUNCEMENTS

Community Development Department Head Kohar Kojayan reminded the Commission of important items going to the upcoming City Council Special Meeting. Kojayan announced her departure from her position and introduced Deputy Director Christina Horrisberger to the Commission as Interim Director of Community Development.

ADJOURNMENT

The meeting adjourned at 10:17 p.m.

APPROVED BY:

Mike Etheridge, Commission Chair

SUBMITTED BY:

Erin Fellers, Planning Secretary