

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 9, 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 April 28, 2020 and May 26, 2020. Motion passed 5-0.

Moved: Mallory, Seconded: Maldonado

Ayes: Etheridge, Mallory, Maldonado, Williams, Ebneter

Noes: None

PUBLIC COMMENT

Carl Drake, China Bee Restaurant, expressed concerns regarding the City's proposed closure of B Street between 1st Ave. and Baldwin Ave. to allow room for socially-distanced outdoor dining. Closing through traffic and parking spaces may impact take-out only establishments such as his own.

STUDY SESSION

2. Design Review for Concar Passage Mixed Use Project (PA-2018-052)

To avoid any perception of conflict of interest, Commission Chair Mike Etheridge recused himself from the Study Session. Commission Chair Etheridge left the meeting at 7:10pm. Commissioner Mallory took over as Chair the remainder of the meeting.

Interim Senior Planner Rendell Bustos provided a presentation briefing the commission on the history of the project and the purpose of the study session. Applicants Brian Myers introduced MVE Architects Design Lead Pieter Berger, who gave an update on design changes.

Commissioners asked questions of staff. The Commission Chair opened the Public Comment period.

Public Comment – Barbara Niss expressed concern regarding parking spaces for residents, the proximity of the daycare facility to the freeway, traffic mitigation, and impacts to neighborhood parking. Adam Loraine shared appreciation for the addition of bike lanes, pedestrian considerations, open spaces and parks. Caroline Shepard,

resident of Belmont, requested that the applicant consider the need for more affordable housing units, and noted the design's creative concepts. Maya Togashi, sidewalks sometimes not wide enough for comfort and safety.

Commissioners asked questions of staff and provided comments.

Commissioner Ebneter noted that staff and the applicant have been consistent in implementing changes and that the architectural changes are striking. Ebneter praised the parking components, additional open space, use of union labor, and affordable housing units. Commissioner Maldonado would like to see increase in affordable housing and increase the outdoor space. Maldonado noted the great architectural design and appreciation for the childcare center for the new community. Commissioner Williams expressed appreciation for the effort made to educate her on the project and noted staff and applicant's responsiveness to comments. Williams wanted to ensure that the units for low-income residents don't look distinctly different from market rate units. Vice Chair Mallory encouraged commenters to participate in the General Plan Process. Mallory remarked how the space offers the opportunity to create a fresh, new community. Mallory suggested that the section where the roadway becomes a roundabout needed to better identify the transition. Mallory commented on the design styles, citing preference for styles one, four and five.

No vote was taken.

REPORTS AND ANNOUNCEMENTS

Planning Manager Aaron Aknin reminded the Commission of important planning-related items going to Council in June and July.

ADJOURNMENT

The meeting adjourned at 9:11 p.m.

APPROVED BY:

Mike Etheridge, Commission Chair

SUBMITTED BY:

Erin Fellers, Planning Secretary