

COMMISSION MEMBERS  
*John Ebnetter, Chair*  
*Charlie Drechsler, Vice Chair*  
*Mike Etheridge*  
*Pamela O'Leary*  
*Dianne Whitaker*

# CITY OF SAN MATEO

## Regular Meeting Minutes

### Planning Commission

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
[www.cityofsanmateo.org](http://www.cityofsanmateo.org)

**Tuesday, March 27, 2018**  
**City Hall Council Chambers 7:30 PM**  
**Regular Meeting**

## CALL TO ORDER

Pledge of Allegiance

Roll Call

**Present** 5 - Chairperson John Ebnetter, Commissioner Pamela O'Leary, Commissioner Dianne Whitaker, Vice Chair Charlie Drechsler, and Commissioner Mike Etheridge

Commissioner Mike Etheridge recused himself from the Planning Commission meeting after reading a prepared statement.

## CONSENT CALENDAR

No items on the Consent Calendar.

## PUBLIC COMMENT

The Chair opened public comment period. Speaker: Kitty Lopez, Executive Director of First Five of San Mateo provided a copy of the San Mateo County Child Care Needs Assessment for 2017 and an initiative build up for San Mateo County's children. Lopez requested for the city to consider the inclusion of childcare and preschool spaces in future developments. There were no other speakers. The Chair closed the Public Comment period.

## NEW BUSINESS

1. [640, 666, 678, 690 Concar Drive, 1820, 1850, 1880 S. Grant Street, 1855 S. Delaware Street - Concar Passage Pre-Application](#)

Lily Lim, Associate Planner, reviewed the project with a PowerPoint presentation. Brian Myers of California Coastal Properties presented a PDF slideshow which highlighted the input and feedback received from 30+ meetings.

The Chair opened public comment period for this item. Speakers: Nina Baratova-Avnato, Burlingame, Robert Lowman, El Granada, Duran Andrade, San Mateo, Jacqueline Tse, Belmont, David Karp, San Mateo, Julie Weiss, San Carlos, Barbara Niss, San Mateo, Robert Newsom Jr., San Mateo, Tom Lease, San Mateo, Ken Abreu, San Mateo, Richard Neve, San Mateo, Vicki Harrison, San Mateo, Elaine Sacinger, San Mateo, Jordan Grimes, San Mateo, Latonya Nicole Benson-Moon, San Mateo, Mike Manely, San Mateo, Tom Oertli, San Mateo, Andy Curtis, San Mateo, Rafael Reyes, San Mateo, Bryanne Myers, San Mateo, Nathan Nunes, San Mateo, Adam Loraine, San Mateo, Thomas Morgan, San Mateo, Gene Cunningham, San Mateo, Esther Conrad, San Mateo, Renjit Mathew, San Mateo, Sabeek Pradhan, Lisa Taner, San Mateo, Beverly Kalinin, San Mateo, Rich Hedges, San Mateo, Sungh Park, San Mateo, Justin Alley, San Mateo, Robin Gage, San Mateo, Genel Morgan, San Mateo, Ronnie Eaton, San Mateo

Public Comment: Peninsula Ballet Theatre (PBT) is one of the oldest arts organizations in this community and has existed for over 50 years; disappointed that PBT was not included in the project plans. Concerned about the design as it seems the developers principal design objective is to build as many units as they can; the plans include a park

in the middle of the development but its principal feature is a street that runs through it? The city owes the citizens to grow at a reasonable and measured rate and should not approve large projects before others are complete, and without having the impacts measured on the existing projects currently under development. Why is the city struggling to secure funds for the community traffic action plans which is designed to help mitigate issues brought on by increased traffic from these developments? The current class bike lanes are not safe and suggest the Commissioners get on a bike and ride around San Mateo to see for themselves; the developer should be required to incorporate Class 1 bike lanes in plans.

Believes this project will only be tech housing which is not affordable and not family housing, there is no park, no playground, nothing for the children. Would rather see homeownership rather than rentals so that the people in the community can have a long-term investment. This project is going to put a strain on city services, police and fire as well as schools. There is a housing affordability crisis and the community requests that more affordable housing be included with this project and not just the bare minimum so that it can house people who live and serve in this community, not just the wealthy. Concerned with traffic congestion and pedestrian safety and request that traffic studies be completed. The mission statement of the Rail Corridor TOD Plan is to build a world class transit oriented development while maintaining and improving the quality of life of those who already live and work in the area. However, the quality of life has not improved for the surrounding neighbors.

There is a Housing Crisis, caused in part due to job growth. Concerned with rising rents and believes this project can help relieve the traffic congestion and help lower the carbon footprint. Traffic congestion is horrible from people commuting from out of the area causing additional traffic and this project will help the congestion. San Mateo needs more housing near public transportation. The Concar Shopping Center is in need of revitalization. San Mateo needs more affordable housing for families and believes this development will be a positive transformation on the neighborhood. Community asks for road improvements and for pedestrian safety as the walk on Delaware Street is not nice and would like renovations to Delaware to include Bike Lanes. Would like the City to work with the developers to ensure that the project is a benefit to the public. Concerned with 19th Avenue and requests an additional lane and turning lane be added, since there is room. Would like for the Waters Park shuttle to be extended down to Hillsdale. Request of more affordable housing with the suggestion of 15-20% instead of 10%.

The Chair closed the public comment period for this item. Staff and City Attorney responded to questions raised during the public comment period. Question: Can the City of San Mateo retain the Peninsula Ballet Theatre? The City of San Mateo does not have control over the terms of the lease, that is between the property owner and tenant. What is the objective of the Rail Corridor Transit Oriented Development (TOD) Plan? This project is consistent with the TOD plan. A traffic study will be done as part of the formal planning application.

Commission Questions and answers from Staff: Pedestrian bicycle safety? Public Works: We are currently in discussion with the applicant regarding improvements. Commission: Any updates regarding RHNA numbers? Chief of Planning: RHNA numbers are on track for above moderate housing, but moderate and low-income housing is behind.

Commissioner Comments: In favor of improving traffic and bicycle safety, and would like to see lane expansion considered. Would like this site to be taller, but understand that is not possible. Would like more affordable housing within this site. Believes the hub is a great idea and addition. Thinks the design makes a lot of sense, the site plan, open space, and overall project presents itself well. The view from Grant Street has not been shared and it is important for that view to be appealing. It's important not to have dead space on corners. Corners need to be accessible and well lit. Would love to see PBT remain but the City cannot legally mandate that the Ballet Studio be included.

The layout of the site is facing inward which I believe creates barriers. Regarding Trader Joe's, this is not a desirable location from a circulation standpoint and may generate more traffic impacts. How are drivers on Delaware able to access the parking lot? Examine a less dense project with additional setbacks.

Would like to increase the subterranean parking, which may allow reduction in overall building height. Not a fan of the interior courtyard. Would like a full service private/public childcare onsite and 20% affordable housing. Would like to see an incentive programs for local businesses and a local labor agreement.

**REPORTS AND ANNOUNCEMENTS**

The Planning Commission, City Attorney, Public Works and Chief of Planning reported on their various assignments and liaison roles.

Chief of Planning, reported the City Council accepted the Annual Housing Report and the Rail Corridor TMA report. Will forward the links on those reports. Measure P will be returning to the City Council. The next upcoming Planning Commission meeting will be a Study Session on the modification of the Bay Meadows office.

**ADJOURNMENT**

The meeting was adjourned at 10:49 p.m.