

COMISSION MEMBERS  
Ellen Mallory, Chair  
Ramiro Maldonado, Vice Chair  
Mike Etheridge  
John Ebnetter  
Margaret Williams

## 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, July 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 of Allegiance

### Roll Call

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

Before the meeting commenced, Commissioner Mike Etheridge recused himself from the Public Hearing agenda item as his wife is an employee of Holland & Knight, the law firm which is working with the applicant, albeit in a different practice group. Although her practice is not related to the group working with the applicant, to avoid any perception of conflict of interest, he recused himself from this and any future agenda items which relate to the Concar Passage Mixed-Use Project.

## **CONSENT CALENDAR**

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

Approve the minutes of the Planning Commission meeting of July 14, 2020. Motion passed 4-0 with one abstention.

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

## **PUBLIC COMMENT**

There were no speakers.

## **PUBLIC HEARING**

### **2. Concar Passage Mixed Use Project, Site Plan and Architectural Review (SPAR), Site Development Planning Application (SDPA), Vesting Tentative Map, Development Agreement, and Supplemental Environmental Impact Report (EIR) (PA-2018-052)**

Acting Senior Planner Rendell Bustos and Contract Planner Lisa Costa-Sanders provided a presentation reviewing the project's background, applicable codes and policies, project design, subsequent progress made, and recommendations to be brought to the City Council. Lisa Costa-Sanders presented a review of the transportation impact memos, parking, and Environmental Impact Report (EIR). Applicant Brian Myers, partner with California Costal Properties, presented on amenities and improvements. Architect Peter Berger presented design changes,

clarifications, and pedestrian and traffic safety updates. Commissioners asked questions of staff and Commission Chair Mallory opened the Public Hearing.

#### Public Comment:

Richard Hedges voiced support for the development, and expressed concerns for potential impacts to businesses; Jonathan New in support as it eliminates need for vehicles; Richard Neve spoke to traffic impact concerns and is in favor of saving funds to mitigate existing and future problems; Adam Loraine supported the project; Evelyn Stivers, Housing Leadership Council, supportive of housing for all income levels, especially given the current pandemic.

Chai expressed concern for construction and noise impacts on neighboring households in the 19<sup>th</sup> Ave. Park neighborhood and suggested a sound wall; Kelsey Banes, Peninsula for Everyone, supportive of the project given the dire housing shortage; Jonathan Stern, BRIDGE Housing, supportive of transit-oriented setting and close access to services and amenities; Martin noted proximity to transit, jobs and retail.

Doug Chesshire, Field Representative, Carpenters Local 217, expressed support for the project and California Coastal Properties' commitment to the San Mateo; Samuel Deutch expressed support due to sustainable commuting once Caltrain is electrified; Kueller is supportive of the use of land for housing as opposed to an empty parking lot; Jordan Grimes supportive but would have preferred below-market-rate and moderately priced units over traffic improvements; and Isabella Chu is supportive of prioritizing housing over cars.

As there were no more speakers, Commission Chair Mallory closed the Public Hearing. Commissioners asked questions of staff and provided comments.

Each Commissioner expressed gratitude to staff, the applicant, and members of the public who participated and offered input. The Commission thanked the applicant for implementing community benefits such as open spaces, low-income units, and childcare. The Commissioners all expressed support for the project, but shared concern for the removal of moderate housing units, citing the community's general housing shortage. The Commission preferred that the funds going toward traffic mitigation be applied to building more housing but recognized the need to remedy existing and future traffic congestion and safety issues.

The Planning Commission recommend City Council approval of the project with the following motions as outlined in the proposed City Council Resolution:

Recommend adoption of the Supplemental Environmental Impact Report, as adequate to assess the environmental impacts of the project, based on the Findings for Approval; Recommend approval of the: a) Site Plan and Architectural Review (SPAR); b) Site Development Planning Application (SDPA); and c) Vesting Tentative Map; to allow the development of 961 residential units and 40,000 square feet of commercial space with associated common area based on the Findings for Approval and subject to the Conditions of Approval; and Recommend approval of the Development Agreement. Motion passed 4-0.

Moved: Ebnetter, Seconded: Maldonado

Ayes: Mallory, Maldonado, Ebnetter, Williams

Noes: None

## REPORTS AND ANNOUNCEMENTS

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

August.

**ADJOURNMENT**

The meeting adjourned at 9:11 p.m.

APPROVED BY:

\_\_\_\_\_  
Mike Etheridge, Commission Chair

SUBMITTED BY:

\_\_\_\_\_  
Erin Fellers, Planning Secretary