

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

Monday October 27, 2020
Remote 7:00 PM
Regular Meeting

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.

CALL TO ORDER

Roll Call

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

CONSENT CALENDAR

1. Planning Commission - Meeting Minutes Approval

Vice Chair Maldonado noted a typographical error. Motion to Approve the minutes of the Planning Commission meeting of September 10, 2020, as amended. Motion passed 4-0.

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

PUBLIC COMMENT

There were no speakers.

STUDY SESSION

2. Rail Corridor Transit-Oriented Development Projects - One-Year Release from Condition of Approval

Principal Transportation Planner Sue-Ellen Atkinson provided a presentation reviewing the background and details of the request of release for conditions of approval requiring Rail Corridor projects to collect driveway count data for annual Transportation Demand Management Plan monitoring. Accounting for changes in traffic patterns due to COVID-19 travel conditions, the City is not conducting standard traffic data collection. Transportation Management Association (TMA) would instead submit a qualitative report.

Commissioners asked questions of staff. The Commission Chair opened Public Comment. There were no speakers.

Motion to approve a one-year release of the Condition of Approval requiring Rail Corridor projects to collect driveway count data for annual Transportation Demand Management Plan monitoring. Motion passed 4-0.

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

3. 1, 2, 3 Waters Park Drive (PA-2020-043) – Modification to PA-2018-013

Due to a financial relationship between his employer and the applicant, Pulte Homes, Commissioner Ebnetter recused himself at 7:21 pm. Commission Chair Mallory clarified that this is a Public Hearing item.

Associate Planner Wendy Lao provided a presentation summarizing the project's background, project description, and the modifications outlined in the planning application. Modifications to exterior materials, massing and height, windows, and awnings were made to meet code requirements. In addition, the relocation of the trash enclosure resulted in the removal of a townhome and addition of two units designed as a single-family unit. These modifications resulted in a minor increase to the flooring ratio.

Contract Planning Manager Aaron Akin clarified that the Planning Commission's requested action would be to address the design changes. Akin informed the Commission that emails received from the public expressed grievances toward Pulte Homes in regard to the demolition site and current construction. Main points expressed included intrusive amounts of dust, strong vibrations from construction equipment, overall construction noise, and rodents. Akin asked the Commission to focus on design related issues and modifications. Akin affirmed that staff would follow up and clarified that the Commission cannot add new conditions of approval.

The Commission asked questions of staff.

Nital Mehta, Senior Project Manager for Product Development - Pulte Homes, provided a presentation expanding on the modifications to the current site plan in detail; Notably, changes to the floor plan to accommodate additional exit stairs and van parking.

Commission Chair Mallory opened the Public Hearing.

Laurianna Ceja Diaz described quality-of-life impacts to her children and property due to excessive noise, pollution and vibrations from the construction site. Vincent Fobbs stated large equipment within close proximity to the fence line is causing damage to property and mental distress to neighbors and requested that the Commission deny approval of further modifications until issues are mitigated. Sue Lombardi noted difficulties living with incessant noise and impacts to pets and children doing distance learning. Scott Lombardi asked the Commission to hold Pulte accountable for impacts. Mary and Renee Jones requested that the Commission deny further plans until mitigation efforts have been made to address the vibrations, damage to surrounding homes, noise, and pollution. Vince Garibaldi suggested that smaller equipment be used near the existing homes.

Commission Chair Mallory closed the Public Hearing. The Commission asked questions of staff and the applicant.

The Commission put forward a recommendation that staff work with the developer, contractor and neighbors to mitigate the problems immediately.

Motion to approve the modifications to PA-2018-013 for 1, 2, 3 Waters Park Drive approving the Site Plan and Architectural Review Modification for a revised building design and site plan. Motion passed 3-0.

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

4. Brown Act Refresher

Postponed to a future meeting.

REPORTS AND ANNOUNCEMENTS

Planning Manager Aaron Akin briefed the Commission of future agenda items and planning-related business going to Council. Akin announced the hiring of a permanent Planning Manager to start in November and announced his upcoming departure.

ADJOURNMENT

The meeting adjourned at 8:50 pm.

APPROVED BY:

SUBMITTED BY:

Ellen Mallory, Commission Chair

Erin Fellers, Planning Secretary