

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, November 10, 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

PUBLIC COMMENT

There were no speakers.

PUBLIC HEARING

1. SPAR Modification - 400 E. 5th Avenue Parking Garage (PA-2020-055)

Associate Planner Phillip Brennan provided a presentation reviewing the proposed Site Plan and Architectural Review (SPAR) Modification application which revised some of the design aspects of the parking garage associated with the City-owned Downtown Affordable Housing and Parking Garage Sites project (PA-2019-033) approved by the City Council in August. These changes include: universal stall size; moment frame structural design, continuous plane wall; sight triangle; ADA distribution; interior related exit passageway; exterior back flow preventers; solar carports and reduced floor area ratio.

The modifications only include the parking garage and do not propose any changes to the multi-family building located on the adjacent lot.

The design review was formally reviewed by Larry Cannon, of Cannon Design Group. Mr. Cannon noted the overall changes do not significantly change the appearance of the garage. He did note a concern that the fin-to-column relationship in the previous design provided a more uniform pattern. Staff revised the design to maintain the overall aesthetic of the approved design; and noted that a less uniform design was an acceptable trade-off for improved garage functionality.

Hexagon Traffic Consultants concluded that the proposed modifications would not adversely affect Vehicle Miles Traveled (VMT) or Level of Service (LOS) nor would the removal of three (3) public parking stalls.

Commissioners asked questions of staff and Commission Chair Mallory opened the Public Hearing.

Public Comment -

Rowen Paul stated his son was hit by a car on 5th and Claremont and he is concerned about traffic safety impacts from this garage and encouraged traffic safety strategies be included with the design. Laurie Watinuki stated concern with the reduction of 15% of stalls. and with the circulation in and out of the garage.

The commission asked additional questions of staff; discussion and deliberation ensued with the consensus being agreement with staff's proposed recommendation.

Motion to approve and send the SPAR modifications including incorporation of a Universal Stall design, moving the driveway location, changes to the circulation layout, new structural framing design, building length and floor area reduction and related exterior changes to the 400 E. 5th Avenue parking garage approved as part of the City-Owned Downtown Affordable Housing and parking Garage Sites project (PA-2019-033), and the amended Conditions of Approval and Density Bonus Request Letter to the City Council for approval. Motion passed 5-0.

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

2. Brown Act Overview – California's Open Meeting Law (and brief discussion of the Public Records Act)

Assistant City Attorney Gabrielle Whelan provided a presentation and overview of the Ralph M. Brown Act requirements for meetings. Commissioners asked questions of staff. Public Comment – There were no speakers. Commissioners expressed appreciation for the review.

REPORTS AND ANNOUNCEMENTS

Contract Planning Manager Aron Akin announced the two remaining meetings for this year are November 24 and December 8. Mr. Sailesh Mehra, the new Planning Manager will be attending the next meeting and Mr. Akin will remain for the next meeting. He noted the Water's Park decision from the last Planning Commission was appealed and it will be going to the City Council sometime in January 2021.

Commissioner Ebnetter announced that there will be a neighborhood meeting on Draper University on Thursday, November 12 at 7:00 p.m. and details are listed in the What's Happening in Development Page on the City's website.

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

APPROVED BY:

Ellen Mallory
Chair

SUBMITTED BY:

Nora Priego-Ramos