

COMMISSION 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

**Tuesday, December 8, 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, Mike Etheridge, Margaret Williams

CONSENT CALENDAR

1. Planning Commission Meeting Minutes - Approval

Approve the minutes of the Planning Commission Regular meetings of October 27, 2020 and November 10, 2020

Motion passed: 5-0

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

PUBLIC COMMENT

Maxine Turner – she would like to know who else is in attendance and if this information is available.

PUBLIC HEARING

1. Peninsula Heights Multi-Family Residential Project - Project Approvals (PA-2020-012).

Senior Planner Rendell Bustos presented an overview of the project, presenting a timeline of the project, description of the project site, the required approvals, local/state codes and policies applicable to the project. Design Review was reviewed by City staff as well as Larry Cannon from Cannon Design Group. Revisions to the design since the 2019 Planning Commission meeting include: unit types and sizes; site plan; materials and massing; and open space.

Staff received several public comments in support of the project during the project review period. Some issues that came up during the study session last year were the noise and view impacts; traffic and parking; and Emergency Vehicle Access (EVA) lane. The EVA lane is currently closed to the public and will remain closed. No warrants found in traffic study or by SMC Fire.

CEQA (California Environmental Quality Act) - No public comments were received during the analysis period. There were no significant effects with the implementation of the Mitigation Measures: biological resources; hazardous materials or noise. CEQA analysis was conducted by David J. Powers & Associates.

Transportation Analysis – VTM (Vehicle Miles Travelled); LOS (Level of Service) and TDM (Transportation Demand Management) were conducted.

The applicant, Preston O’Conner from Peninsula Properties, gave a project overview and went over the comments from the community and address issues.

Commission Chair opened the Public Hearing.

Public Comment in support: Corey Smith from Bay Area Advocacy Coalition; Dan (last name unclear); Adam Loraine; Cameron Palmer, Larisa Ocañada, Phillip Lesser; Patrick Lough; Kelsey Banes, Pro Housing Advocacy Group; Alex Melendez; Zoe Siegel, Greenbelt Alliance; Jordan Grimes, Peninsula for Everyone; Robert Whitehair, Vice Chair of Sustainable San Mateo County; Michelle Kwok; Kathryn Collins.

Public Comment with concerns:

Paul Linquist had concerns about footprint of building, public access, tails and trash accumulated trash and debris. Juan Espinoza, Carpenter’s Union in San Mateo expressed his communication with Harvest Properties and inability to come to agreeable terms over the construction of the project. Lura Duncan and Jill McHale expressed concerns and on the impact on parking and the continued closure of the EVA into the existing neighborhood due to the number of people moving into the development. Jill also commented that the proposed buildings are too tall for the neighborhood and the rooftop decks will cause excessive noise to existing neighborhood.

Chair Mallory closed the public hearing.

Commissioners Comments:

Commissioners all felt project is well thought out project with consideration to open space, green space (including 670 new trees), unit sizes variation and design and will benefit the community. Also felt that the developer’s attention to study session comments and community input was all addressed in the plans presented and appreciate that.

Commissioners Ebnetter and Maldonado would have liked to see denser unit count in this project.

Commissioners Ebnetter and Etheridge made note that a union/labor agreement has not been made and would like to see that resolved.

Commissioner Ebnetter discussed the removal of heritage trees and the effect on the environment and green house gases and requested the use of electric leaf blowers.

Commissioner Maldonado had concerns on this development and future traffic congestion on Hillsdale Ave and Campus drive post COVID and the single entrance and exit from the project by vehicle.

Commissioner Etheridge had concerns about the walkability and bike accessibility of this project as it relates to other neighborhoods and amenities. Discussion of EVA changes for accessibility for walking and biking which Planning Manager Sailesh Mehra said can be discussed with SMC fire. Also has concerns about the ravine adjacent to the property which was determined owned privately

Commissioner Ebnetter made motion to approve Recommendation: Adopt a Resolution to approve the Special Use Permit, Site Plan and Architectural Review, Site Development Planning Application, Vesting Tentative Map for property located at 2655, 2755, 2800, and 2988 Campus Drive for 290 multifamily residential units and adopt

the Mitigated Negative Declaration to assess the environmental impacts of the project based on the Findings for Approval and subject to the Conditions of Approval.

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

Motion passed 5-0

STUDY SESSION

2. 44 E. 3rd Ave. Draper University Pre-Application (PA-2018-054)
Preliminary review for proposed project change of use and building and site design elements for 44 E. 3rd Avenue; direction was sought, and no formal action was taken.

Wendy Lao, Associate Planner gave a presentation of the project for the study session. She gave an overview of the project site, the project description and provided details that the building is a Historic Resource. She presented the Codes and Policies listing. There was a neighborhood meeting on November 12, 2019, where 27 members of the public attended. Concerns from the public included: preserving the building's historic significance; and the trash bins being visible.

Discussion Items include: 1) Proposed change of use; 2) site design and beautification; 3) Secretary of Interior Standards for Rehabilitation which includes building material and decorative elements.

Because this was a Study Session, no decision was made at the meeting, but the next steps include: Revise based on Planning Commission, staff and public input; formal Planning Application; Historic and Design Review; and Planning Commission Public Hearing.

Mr. Tim Draper, Draper University spoke about the intentions of the change of use and allow flexibility to the building. Michael J. Castro, Project Architect gave a presentation of the design aspects of the project including the floor plans of the subject floors. Matthew Davis, ARG historic consultant gave a presentation on the standards of the historic analysis.

Commissioner Chair opened the Public Hearing

Keith Weber – his concerns are related to impacts to the architectural integrity and the loss of housing.

Maxine Turner – her concerns are focused on the walkway and that it's been cluttered with garbage containers.

Dianne Whitaker – She is concerned about the functionality and aesthetics of the proposed addition.

Commissioner Chair closed the public hearing. Commissioners asked questions of staff and consultants representing Draper University.

Commissioners Comments:

Commissioners were in favor of the change of use from residential to commercial use with the exception of Commissioner Etheridge.

Commissioners felt the building would need substantial exterior changes to support an outside elevator and penthouse suite to this historic building and that the exterior elevator design does not fit the building. Commissioners support looking at other options for the elevator. No vote as this is a study session. All Commissioners support a meeting set up for a design charrette.

REPORTS AND ANNOUNCEMENTS

There will be a City Council meeting on January 4, 2021 where the appeal to the Water's Park is scheduled.

ADJOURNMENT

The meeting adjourned at 11:50 p.m.

APPROVED BY:

Ellen Mallory
Chair

SUBMITTED BY:

Sailesh Mehra