

COMMISSION MEMBERS  
Ramiro Maldonado, Chair  
Margaret Williams, Vice Chair  
John Ebnetter  
Adam Nugent  
Seema Patel

**City of San Mateo  
Regular Meeting Minutes  
Planning Commission**

City Hall  
330 W. 20th Avenue  
San Mateo CA 94403  
www.cityofsanmateo.org

**Tuesday, October 12, 2021  
Remote 7:00 PM  
Regular Meeting**

**CALL TO ORDER**

This meeting is being held under the provisions of State of California Bill AB361; 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: Chair Ramiro Maldonado, Commissioners John Ebnetter, Adam Nugent and Seema Patel  
Absent: Vice-Chair Margaret Williams

**CONSENT CALENDAR**

**1. Planning Commission Meeting Minutes – Approval**

Approve the minutes of the Planning Commission Regular meetings of August , 2020 and December 8, 2020.

Moved: Ebnetter, Seconded: Nugent  
Ayes: Maldonado, Ebnetter, Nugent, Patel  
Noes: None  
Absent: Williams

**PUBLIC COMMENT**

None.

**PUBLIC HEARING**

**2. Alameda de las Pulgas and Portola Drive Cal Water Pump Station Replacement Project – Special Use Permit, Site Plan and Architectural Review, and Variance (PA-2020-052)**

Associate Planner Linda Ly presented an overview of the proposed project.

Applicant Bobby Godfrey, Project Engineer for Cal Water, presented the project, noting that replacement of the pump station was needed for equipment replacement and improved operation.

Commissioner Questions: Commission posed questions on heritage trees, landscaping, labor and wage requirements.

Public Comments: There were no public comments.

Commissioners Comments: Commissioners expressed support general for the project.

Motion to adopt a Resolution to approve the Special Use Permit, Site Plan and Architectural Review, and Variance for replacement of an existing Cal Water Pump Station based on the Findings for Approval and subject to the Conditions of Approval.

Moved: Ebnetter, Seconded: Patel  
Ayes: Maldonado, Ebnetter, Nugent, Patel  
Noes: None  
Absent: Williams

### NEW BUSINESS

#### 3. Housing Element Update Process

Housing Manager Sandy Council presented an informational update on the status of the City's Housing Element update, including a summary of the document, description of the process, timeline and workshops planned in the future.

Commissioner Questions: Commissioners had questions about the purpose of housing element goals and zoning accommodations for current and future housing cycles; requested clarification on the criteria and methodology used for the sites inventory and fair housing compliance; and requested clarification about the Regional Housing Needs Allocations (RHNA) criteria, definitions, past progress and zoning capacity as it pertains to affordability goals.

Public Comments: Raayan had questions on housing cycles and zoning capacities, and commented that increased densities should be considered to reduce greenhouse gas emissions; Chris Giotinis commented that Measure Y has negatively impacted the ability of housing projects to add extra floors; Jordan Grimes commented that he was concerned about the City's ability to meet its RHNA with current zoning and the restrictions of Measure Y.

Commissioners Comments: Commissioners had no additional questions or comments

### REPORTS AND ANNOUNCEMENTS

#### 4. 2022 Planning Commission Calendar

Approve the 2022 Planning Commission Calendar

Moved: Nugent, Seconded: Ebnetter  
Ayes: Maldonado, Ebnetter, Nugent, Patel  
Noes: None  
Absent: Williams

CDD Deputy Director, Zachary Dahl, provided updates on items for future Planning Commission meetings.

### ADJOURNMENT

The meeting adjourned at 8:48 pm.

APPROVED BY:

SUBMITTED BY:

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Ramiro Maldonado, Commission Chair

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Mary Way, Administrative Assistant